



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, February 27, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **March 5th Planning Commission meeting agenda – Request to vacate Division Street north of Main Avenue**

Background: In 2025, Mead Johnson, located at 725 E. Main Avenue, presented concepts to the City of Zeeland regarding manufacturing facility modernizations that were being planned. Throughout 2025, Mead Johnson acquired and rezoned additional parcels on the block contiguous to their existing site to accommodate the proposed project. As part of assembling the necessary land area, Mead Johnson purchased two parcels adjacent to North Division Street, in addition to already owning the third parcel that also abuts the street.

To unify their site and facilitate the proposed redevelopment, Mead Johnson formally requested that the City vacate a portion of North Division Street, as outlined in their February 6, 2026 request letter (attached). The portion of North Division Street in question is a dead-end street, and Mead Johnson owns property on all three sides of the segment proposed to be vacated.

Council Action: On February 16, 2026, City Council acted in accordance with the City's established street vacation procedure and referred the request from Mead Johnson, LLC to the Planning Commission for review and recommendation, consistent with the July 13, 2011 memorandum from the City Attorney outlining the City's process for street vacations.

The March 5, 2026 Planning Commission meeting will be the Commission's first opportunity to consider this request.

Procedure Overview: As outlined in the City Attorney's July 13, 2011 memorandum, upon receipt of a written street vacation request, City Council refers the request to the Planning Commission for review and recommendation.

The procedure provides that the Planning Commission may determine whether to require a traffic study prior to making a recommendation. The Commission may also schedule and hold a public hearing before forwarding a recommendation to City Council.

Following Planning Commission review and recommendation, the process includes a required City Council public hearing prior to final action by Council.

Traffic Study Consideration: In their February 6, 2026 request, Mead Johnson indicated they do not believe a traffic study is warranted, given that the street segment is not a through street and is bordered entirely by property under their ownership.

At this time, staff does not anticipate a need for a traffic study based on the current configuration and limited use of the street. However, the Planning Commission may require a traffic study if it determines one is necessary, or if information presented during the public hearing suggests additional analysis would be beneficial.

Next Steps / Staff Recommendation: At the March 5, 2026 meeting, the Planning Commission will need to determine whether to schedule a public hearing on the request to vacate a portion of North Division Street.

Staff supports scheduling a public hearing to allow for public comment prior to making a recommendation to City Council.

Staff Recommendation: Staff recommends that the Planning Commission schedule a public hearing at its April regular meeting (April 16, 2026) to hear comments regarding the February 6, 2026 request from Mead Johnson, LLC to vacate a portion of North Division Street as described in the attached materials.

City of Zeeland

FEB 06 2026



Received

February 6, 2026

Mr. Timothy Maday
Community Development Director - City of Zeeland
21 S. Elm Street
Zeeland, MI 49464

RE: Request for Vacation of N. Division Street, City of Zeeland

Dear Mr. Maday:

On behalf Mead Johnson & Company, LLC (“Mead Johnson”), I respectfully submit this formal request for the vacation and transfer of ownership of N. Division Street, located adjacent to Mead Johnson’s property at 725 East Main Street, within the City of Zeeland.

N. Division Street, North of E. Main Avenue, is completely surrounded, with the exception of its connection to Main Avenue to the South, by Mead Johnson property. By approving this request, Mead Johnson will have contiguous property along E. Main Avenue, allowing for the planned expansion of our facility.

We believe that vacating N. Division Street would support both our continued investment in Zeeland and the City’s long-term development goals. This street vacation will allow Mead Johnson to eliminate all curb cuts (driveways, entryways) along E. Main Avenue, covering the stretch of E. Main Avenue between the existing entry, just west of the Mead Johnson office at 725 E. Main Avenue, and Carlton Street. This stretch of E. Main Avenue will then have contiguous sidewalk and landscaping for this entire length. If the vacation is approved, we are prepared to assume full responsibility for the vacated area, including maintenance and any improvements required as part of the City’s conditions. Therefore, the City will also benefit from the reduced maintenance and service requirements of this street.

As N. Division Street is a dead-end street with no current traffic (serving only one house and two (4) unit townhouses which are all vacant and to be demolished), we do not believe that a traffic study is warranted. Relevant legal description and plats of survey are attached to this request.

We respectfully request that the City Council refer this matter to the appropriate departments for review and initiate the formal vacation process as outlined in the City’s procedures.



Thank you for your time and consideration. We value our relationship with the City of Zeeland and appreciate the Council's ongoing efforts to support responsible growth and economic vitality. Please feel free to contact me at allan.barron@reckitt.com should you need additional information.

Respectfully,

Allan Barron

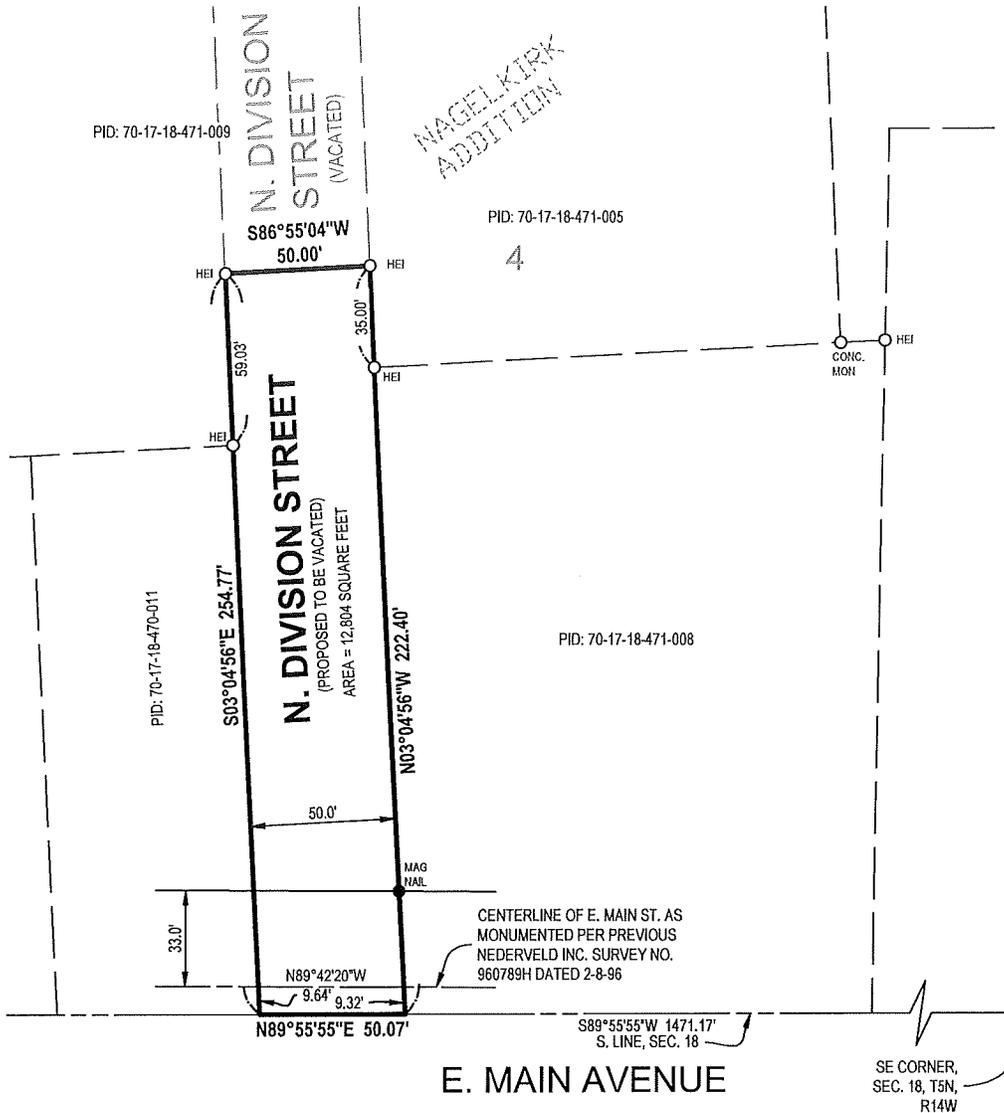
Allan Barron
Sr. Manager Engineering, Vivid Project

Enclosures

EXHIBIT "A"

Received

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



DESCRIPTION

PROPOSED VACATION:

Part of N. Division Street within the plat of the Nagelkirk Addition to the City of Zeeland as recorded in Liber 14 of Plats, Page 11, Ottawa County Records being part of the Southeast 1/4 of Section 18, Town 5 North, Range 14 West, City of Zeeland, Ottawa County, Michigan, described as: Beginning at the Southeast corner of said Section; thence S89°55'55"W 1471.17 feet along the South line of said Section to the Point of Beginning; thence N03°04'56"W 257.40 feet along the East line of N. Division Street; thence S86°55'04"W 50.00 feet; thence S03°04'56"E 254.77 feet along the West line of N. Division Street; thence N89°55'55"E 50.07 feet along the South line of said Section to the Point of Beginning. Contains 12,804 square feet. Subject to easements, restrictions and rights-of-way of record.

LEGEND

- Iron-Found
- Iron-Set

SCALE: 1" = 50' 0' 25' 50'



Reckitt Zeeland Aaron Holder 100 North Fairview St Zeeland, MI 49464		 www.nederveld.com • 800.222.1888 Holland 730 Chicago Dr. Holland, MI 49423 Phone: 616.393.0449 Grand Rapids • Ann Arbor
Mead Johnson-Zeeland N Division St & E Main Ave		
DRAWN BY: BS REV. BY: REV.:	DATE: 11-13-25 REV. DATE:	PRJ #: 25200662XA 1 OF 1

25200662XA.MXD 11/14/2025 14:45

FEB-06-2026

Received



LOCATION MAP

LEGEND

- △ Benchmark
- Point
- Point

SURVEYOR'S NOTES

1. This survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R10C GNSS receiver. The survey was performed on February 6, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the temperature was 65°F. The wind was light and the humidity was 60%. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R10C GNSS receiver. The survey was performed on February 6, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the temperature was 65°F. The wind was light and the humidity was 60%.
2. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R10C GNSS receiver. The survey was performed on February 6, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the temperature was 65°F. The wind was light and the humidity was 60%.
3. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R10C GNSS receiver. The survey was performed on February 6, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the temperature was 65°F. The wind was light and the humidity was 60%.
4. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R10C GNSS receiver. The survey was performed on February 6, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the temperature was 65°F. The wind was light and the humidity was 60%.
5. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R10C GNSS receiver. The survey was performed on February 6, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the temperature was 65°F. The wind was light and the humidity was 60%.

BENCHMARKS

- BENCHMARK #1: ELEV. = 842.1 (BAND B)
- BENCHMARK #2: ELEV. = 842.1 (BAND B)
- BENCHMARK #3: ELEV. = 842.1 (BAND B)
- BENCHMARK #4: ELEV. = 842.1 (BAND B)
- BENCHMARK #5: ELEV. = 842.1 (BAND B)
- BENCHMARK #6: ELEV. = 842.1 (BAND B)
- BENCHMARK #7: ELEV. = 842.1 (BAND B)
- BENCHMARK #8: ELEV. = 842.1 (BAND B)
- BENCHMARK #9: ELEV. = 842.1 (BAND B)
- BENCHMARK #10: ELEV. = 842.1 (BAND B)
- BENCHMARK #11: ELEV. = 842.1 (BAND B)
- BENCHMARK #12: ELEV. = 842.1 (BAND B)
- BENCHMARK #13: ELEV. = 842.1 (BAND B)
- BENCHMARK #14: ELEV. = 842.1 (BAND B)
- BENCHMARK #15: ELEV. = 842.1 (BAND B)
- BENCHMARK #16: ELEV. = 842.1 (BAND B)
- BENCHMARK #17: ELEV. = 842.1 (BAND B)
- BENCHMARK #18: ELEV. = 842.1 (BAND B)
- BENCHMARK #19: ELEV. = 842.1 (BAND B)
- BENCHMARK #20: ELEV. = 842.1 (BAND B)
- BENCHMARK #21: ELEV. = 842.1 (BAND B)
- BENCHMARK #22: ELEV. = 842.1 (BAND B)
- BENCHMARK #23: ELEV. = 842.1 (BAND B)
- BENCHMARK #24: ELEV. = 842.1 (BAND B)
- BENCHMARK #25: ELEV. = 842.1 (BAND B)
- BENCHMARK #26: ELEV. = 842.1 (BAND B)
- BENCHMARK #27: ELEV. = 842.1 (BAND B)
- BENCHMARK #28: ELEV. = 842.1 (BAND B)
- BENCHMARK #29: ELEV. = 842.1 (BAND B)
- BENCHMARK #30: ELEV. = 842.1 (BAND B)
- BENCHMARK #31: ELEV. = 842.1 (BAND B)
- BENCHMARK #32: ELEV. = 842.1 (BAND B)
- BENCHMARK #33: ELEV. = 842.1 (BAND B)
- BENCHMARK #34: ELEV. = 842.1 (BAND B)
- BENCHMARK #35: ELEV. = 842.1 (BAND B)
- BENCHMARK #36: ELEV. = 842.1 (BAND B)
- BENCHMARK #37: ELEV. = 842.1 (BAND B)
- BENCHMARK #38: ELEV. = 842.1 (BAND B)
- BENCHMARK #39: ELEV. = 842.1 (BAND B)
- BENCHMARK #40: ELEV. = 842.1 (BAND B)
- BENCHMARK #41: ELEV. = 842.1 (BAND B)
- BENCHMARK #42: ELEV. = 842.1 (BAND B)
- BENCHMARK #43: ELEV. = 842.1 (BAND B)
- BENCHMARK #44: ELEV. = 842.1 (BAND B)
- BENCHMARK #45: ELEV. = 842.1 (BAND B)
- BENCHMARK #46: ELEV. = 842.1 (BAND B)
- BENCHMARK #47: ELEV. = 842.1 (BAND B)
- BENCHMARK #48: ELEV. = 842.1 (BAND B)
- BENCHMARK #49: ELEV. = 842.1 (BAND B)
- BENCHMARK #50: ELEV. = 842.1 (BAND B)
- BENCHMARK #51: ELEV. = 842.1 (BAND B)
- BENCHMARK #52: ELEV. = 842.1 (BAND B)
- BENCHMARK #53: ELEV. = 842.1 (BAND B)
- BENCHMARK #54: ELEV. = 842.1 (BAND B)
- BENCHMARK #55: ELEV. = 842.1 (BAND B)
- BENCHMARK #56: ELEV. = 842.1 (BAND B)
- BENCHMARK #57: ELEV. = 842.1 (BAND B)
- BENCHMARK #58: ELEV. = 842.1 (BAND B)
- BENCHMARK #59: ELEV. = 842.1 (BAND B)
- BENCHMARK #60: ELEV. = 842.1 (BAND B)
- BENCHMARK #61: ELEV. = 842.1 (BAND B)
- BENCHMARK #62: ELEV. = 842.1 (BAND B)
- BENCHMARK #63: ELEV. = 842.1 (BAND B)
- BENCHMARK #64: ELEV. = 842.1 (BAND B)
- BENCHMARK #65: ELEV. = 842.1 (BAND B)
- BENCHMARK #66: ELEV. = 842.1 (BAND B)
- BENCHMARK #67: ELEV. = 842.1 (BAND B)
- BENCHMARK #68: ELEV. = 842.1 (BAND B)
- BENCHMARK #69: ELEV. = 842.1 (BAND B)
- BENCHMARK #70: ELEV. = 842.1 (BAND B)
- BENCHMARK #71: ELEV. = 842.1 (BAND B)
- BENCHMARK #72: ELEV. = 842.1 (BAND B)
- BENCHMARK #73: ELEV. = 842.1 (BAND B)
- BENCHMARK #74: ELEV. = 842.1 (BAND B)
- BENCHMARK #75: ELEV. = 842.1 (BAND B)
- BENCHMARK #76: ELEV. = 842.1 (BAND B)
- BENCHMARK #77: ELEV. = 842.1 (BAND B)
- BENCHMARK #78: ELEV. = 842.1 (BAND B)
- BENCHMARK #79: ELEV. = 842.1 (BAND B)
- BENCHMARK #80: ELEV. = 842.1 (BAND B)
- BENCHMARK #81: ELEV. = 842.1 (BAND B)
- BENCHMARK #82: ELEV. = 842.1 (BAND B)
- BENCHMARK #83: ELEV. = 842.1 (BAND B)
- BENCHMARK #84: ELEV. = 842.1 (BAND B)
- BENCHMARK #85: ELEV. = 842.1 (BAND B)
- BENCHMARK #86: ELEV. = 842.1 (BAND B)
- BENCHMARK #87: ELEV. = 842.1 (BAND B)
- BENCHMARK #88: ELEV. = 842.1 (BAND B)
- BENCHMARK #89: ELEV. = 842.1 (BAND B)
- BENCHMARK #90: ELEV. = 842.1 (BAND B)
- BENCHMARK #91: ELEV. = 842.1 (BAND B)
- BENCHMARK #92: ELEV. = 842.1 (BAND B)
- BENCHMARK #93: ELEV. = 842.1 (BAND B)
- BENCHMARK #94: ELEV. = 842.1 (BAND B)
- BENCHMARK #95: ELEV. = 842.1 (BAND B)
- BENCHMARK #96: ELEV. = 842.1 (BAND B)
- BENCHMARK #97: ELEV. = 842.1 (BAND B)
- BENCHMARK #98: ELEV. = 842.1 (BAND B)
- BENCHMARK #99: ELEV. = 842.1 (BAND B)
- BENCHMARK #100: ELEV. = 842.1 (BAND B)

DESCRIPTION

This is a plat of land in the City of Zeeland, Michigan, located in the Township of Zeeland, County of Zeeland, State of Michigan. The land is bounded on the north by the centerline of E. Main Ave., on the east by the centerline of N. Division St., on the south by the centerline of N. Carlnton St., and on the west by the centerline of E. Washington Ave. The land is divided into lots and is being surveyed for the purpose of recording the plat. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R10C GNSS receiver. The survey was performed on February 6, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the temperature was 65°F. The wind was light and the humidity was 60%.



SCALE: 1" = 150'

0' 150' 300'

Know what's below CALL before you dig

811

CALL 811 before you dig

Experience... the Difference

NEDERVELD
 10000 Grand Rapids Ave.
 Grand Rapids, MI 49508
 (616) 222-1800
 HOLLAND
 10000 Grand Rapids Ave.
 Holland, MI 49424
 (616) 222-1800
 ANN ARBOR
 10000 Grand Rapids Ave.
 Ann Arbor, MI 48106
 (734) 222-1800

PREPARED FOR:
 Roadit Zeeland
 Aaron Hilder

CREATED:
 Date: 02/06/2026
 Drawn: [Name]

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/06/2026	INITIAL SURVEY
2	02/06/2026	REVISIONS
3	02/06/2026	REVISIONS
4	02/06/2026	REVISIONS
5	02/06/2026	REVISIONS
6	02/06/2026	REVISIONS
7	02/06/2026	REVISIONS
8	02/06/2026	REVISIONS
9	02/06/2026	REVISIONS
10	02/06/2026	REVISIONS
11	02/06/2026	REVISIONS
12	02/06/2026	REVISIONS
13	02/06/2026	REVISIONS
14	02/06/2026	REVISIONS
15	02/06/2026	REVISIONS
16	02/06/2026	REVISIONS
17	02/06/2026	REVISIONS
18	02/06/2026	REVISIONS
19	02/06/2026	REVISIONS
20	02/06/2026	REVISIONS
21	02/06/2026	REVISIONS
22	02/06/2026	REVISIONS
23	02/06/2026	REVISIONS
24	02/06/2026	REVISIONS
25	02/06/2026	REVISIONS
26	02/06/2026	REVISIONS
27	02/06/2026	REVISIONS
28	02/06/2026	REVISIONS
29	02/06/2026	REVISIONS
30	02/06/2026	REVISIONS
31	02/06/2026	REVISIONS
32	02/06/2026	REVISIONS
33	02/06/2026	REVISIONS
34	02/06/2026	REVISIONS
35	02/06/2026	REVISIONS
36	02/06/2026	REVISIONS
37	02/06/2026	REVISIONS
38	02/06/2026	REVISIONS
39	02/06/2026	REVISIONS
40	02/06/2026	REVISIONS
41	02/06/2026	REVISIONS
42	02/06/2026	REVISIONS
43	02/06/2026	REVISIONS
44	02/06/2026	REVISIONS
45	02/06/2026	REVISIONS
46	02/06/2026	REVISIONS
47	02/06/2026	REVISIONS
48	02/06/2026	REVISIONS
49	02/06/2026	REVISIONS
50	02/06/2026	REVISIONS
51	02/06/2026	REVISIONS
52	02/06/2026	REVISIONS
53	02/06/2026	REVISIONS
54	02/06/2026	REVISIONS
55	02/06/2026	REVISIONS
56	02/06/2026	REVISIONS
57	02/06/2026	REVISIONS
58	02/06/2026	REVISIONS
59	02/06/2026	REVISIONS
60	02/06/2026	REVISIONS
61	02/06/2026	REVISIONS
62	02/06/2026	REVISIONS
63	02/06/2026	REVISIONS
64	02/06/2026	REVISIONS
65	02/06/2026	REVISIONS
66	02/06/2026	REVISIONS
67	02/06/2026	REVISIONS
68	02/06/2026	REVISIONS
69	02/06/2026	REVISIONS
70	02/06/2026	REVISIONS
71	02/06/2026	REVISIONS
72	02/06/2026	REVISIONS
73	02/06/2026	REVISIONS
74	02/06/2026	REVISIONS
75	02/06/2026	REVISIONS
76	02/06/2026	REVISIONS
77	02/06/2026	REVISIONS
78	02/06/2026	REVISIONS
79	02/06/2026	REVISIONS
80	02/06/2026	REVISIONS
81	02/06/2026	REVISIONS
82	02/06/2026	REVISIONS
83	02/06/2026	REVISIONS
84	02/06/2026	REVISIONS
85	02/06/2026	REVISIONS
86	02/06/2026	REVISIONS
87	02/06/2026	REVISIONS
88	02/06/2026	REVISIONS
89	02/06/2026	REVISIONS
90	02/06/2026	REVISIONS
91	02/06/2026	REVISIONS
92	02/06/2026	REVISIONS
93	02/06/2026	REVISIONS
94	02/06/2026	REVISIONS
95	02/06/2026	REVISIONS
96	02/06/2026	REVISIONS
97	02/06/2026	REVISIONS
98	02/06/2026	REVISIONS
99	02/06/2026	REVISIONS
100	02/06/2026	REVISIONS

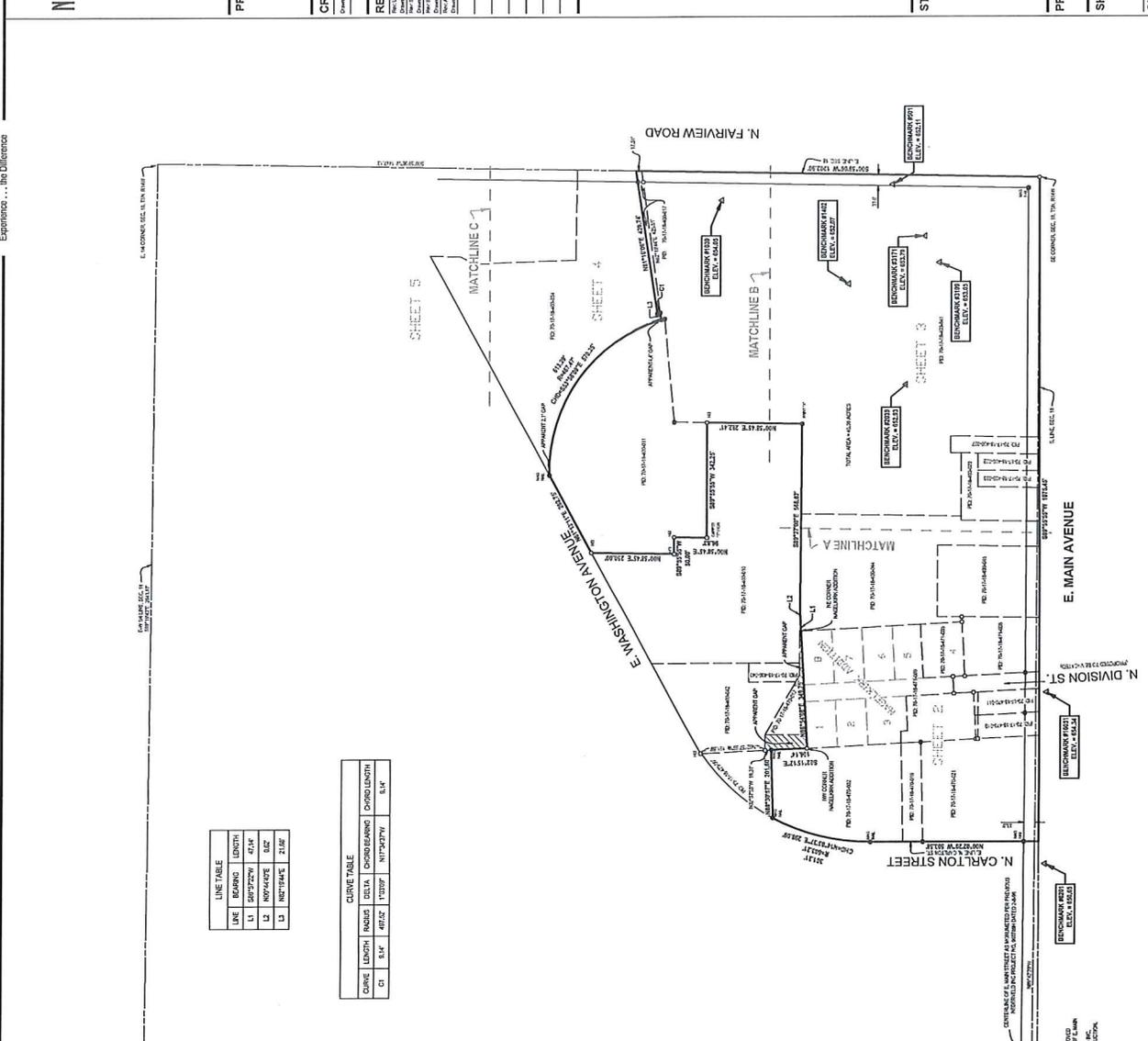
Mead Johnson-Zeeland
 Topographic Survey
 E. MAIN AVE.
 PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 N., RANGE 14 W., COUNTY OF ZEELAND, CITY AND COUNTY OF ZEELAND, MICHIGAN



PROJECT NO.:
 25200862

SHEET NO.:
 TO.4

SHEET: 1 OF 5



JAMES A. DONKERSLOOT

Attorney at Law

132 E. MAIN
P.O. Box 230
ZEELAND, MICHIGAN 49464

TELEPHONE (616) 772-9000
FAX (616) 772-1212
E-MAIL: jadlawoff@aol.com

MEMO

July 13, 2011

To: Art Grimes

Re: Vacating of a Portion of Jefferson Street

Dear Art:

A question was raised as to the procedures which would be required to be followed in order to vacate a portion of Jefferson Street. In response to the request for information, please note the following procedural outline:

- A. A signed, written request to vacate a portion of Jefferson Street must be filed by the requesting property owner or owners with the City Clerk's Office. The written request should also include the legal description and a map of the proposed area of Jefferson Street for which the vacating of the road is proposed.
- B. The requesting property owner(s) may also wish to include in their request a commitment to pay for the cost of any infrastructure improvements which may be required if the road were to be vacated. (I would expect that the City Council would also require such a payment as a condition to vacating a portion of Jefferson Street.)
- C. Upon filing this request, the City Council would refer the request to the Planning Commission for a recommendation. (As a general rule, the City Council asks for a Planning Commission recommendation before the City Council approves a notice of intent or takes any final action as to the vacating of a street.)
- D. The Planning Commission may recommend that a traffic study be done by a traffic engineer.

It is recommended that the property owner(s) order and provide a traffic study from a traffic engineer as to why the closing of a portion of Jefferson Street will not be harmful. This study should be provided prior to the public hearing before the City Council. The Planning Commission may also possibly want to receive and review such a study before it makes its recommendation to the City Council. In addition, the City may wish to order its own independent traffic engineering study.

Memo

Re: Vacating a Portion of Jefferson Street

Page 2

- E. The Planning Commission may or may not be willing to make a recommendation as to the vacating of a street without additional study and without its first holding a public hearing on this matter.
- F. By Zeeland City Charter Section 5.13, the City Council will have to consider the request, and if it desires, approve a resolution of intent to vacate the street and to schedule a public hearing before the Zeeland City Council. [The City Council would not pass its resolution of intent prior to a written request being filed with the City of Zeeland from the adjacent property owner(s).]
- G. By law, the City must give and publish at least a 30-day notice regarding a public hearing to vacate a street and pursuant to Zeeland's Charter requirements, this notice must be published in at least three weeks' papers.
- H. If any adjacent property owner or member of the public files an objection, approval of the vacating of the street would require five City Council member votes.

If you have any questions regarding this memo, please contact me.

Sincerely,

James A. Donkersloot
Zeeland City Attorney

JAD\njk

cc Zeeland City Council
/Zeeland City Planning Commission