



PLANNING COMMISSION MEETING PACKET CONTENTS

Thursday, October 2, 2025 – 5:45pm

Note: CIP bus tour begins at 5:45pm – Regular meeting called to order at 6:15pm

1. Agenda
2. Staff Memo – 2026 Capital Improvement Projects List Development
3. Public Hearing Notice – Rezoning of a portion of 500 N Centennial St
4. Rezoning Application – A portion of 500 N Centennial Street
5. Staff Memo – Rezoning of a portion of 500 N Centennial St
6. Public Hearing Notice – Temporary Land Use Application for 633, 637, 641, 649, 658, 701 & 725 E Main Ave
7. Temporary Land Use Application - 633, 637, 641, 649, 658, 701 & 725 E Main Ave
8. Staff Memo - Temporary Land Use Application for 633, 637, 641, 649, 658, 701 & 725 E Main Ave
9. Staff Memo -Resolutions to recommend that the parcels at 515, 549 and 553 E Main Ave be rezoned into the I-2 – General Industrial Zone District
10. Resolution – Recommending that 515 E Main Ave be zoned into the I-2 – General Industrial District
11. Resolution – Recommending that 549 and 553 E Main Ave be zoned into the I-2 – General Industrial District
12. Draft Planning Commission Meeting Minutes – September 23, 2025

**CITY OF ZEELAND
PLANNING COMMISSION
AGENDA
OCTOBER 2, 2025
CITY HALL – COUNCIL CHAMBERS**

5:45PM

- Bus Tour – View potential Capital Improvement Projects – Meet at City Hall Front Entrance**

6:15 PM

- Meeting called to order
- Roll Call
- Excuse absent members
- Additional agenda items

VISITORS/PUBLIC COMMENT:

-

COMMUNICATIONS/REPORTS:

-

PUBLIC HEARINGS:

- Gentex Corporation/ODL, Inc – Rezoning Application for an approximately .48 acre portion of 500 N Centennial St – Seeking rezoning into the I-2 – General Industrial Zone District
- Mead Johnson & Company – Temporary Land Use Application - 633, 637, 641,649, 658, 701 & 725 E Main Ave – Proposed construction of a 54,000 square foot, 175 space temporary parking lot

ACTION:

- Planning Commission Meeting Minutes of September 23, 2025
- Resolutions to recommend that the parcels at 515, 549 and 553 E Main Ave be rezoned into the I-2 – General Industrial Zone District

UNFINISHED BUSINESS:

-

NEW BUSINESS:

- 2026 Capital Improvement Projects List – Bus tour follow up and next steps

PUBLIC COMMENT:

-

OTHER:

- October 20, 2025 – City Council public hearing on Sunday alcohol sales
- Consider any other business which may lawfully come before the Planning Commission



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

MEMORANDUM

DATE: Friday, September 26, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: 2026 Planning Commission Capital Improvement Projects List Development and October 2nd bus tour

Background: The Planning Commission Capital Improvement Projects (CIP) List is a document that contains the public improvement projects that the Planning Commission believes would be desirable for the City, and further the development of the City in accordance with the Master Plan. Each year the Planning Commission develops the list in the fall and early winter so that it can be provided to the City Council for consideration as they conduct their strategic visioning and budgeting processes for the upcoming fiscal year.

Schedule: Below is a table that contains the schedule for the development of the 2026 CIP list. This schedule should allow for the list to be completed, adopted and forwarded to the City Council for consideration during their fiscal year 2026-2027 planning. At the October regular Planning Commission meeting, we plan to start the development of the 2026 list with a 30-minute bus tour of the City, and a review of the status of items contained on the 2025 CIP list.

Date	Step
October 2025 Planning Commission meeting (10/2/25)	Bus tour and review status of 2025 CIP projects.
November 2025 Planning Commission Meeting (11/6/25)	Discuss CIP List ideas at meeting
By Friday, November 21, 2025	Commissioners send their 2026 CIP list ideas to staff for compilation
December 2025 Planning Commission Meeting (12/4/25)	Planning Commission discusses the compiled list, makes combinations/changes/removals as desired
Monday, December 8, 2025	Final compiled list emailed to Commissioners for ranking
By Friday, December 19, 2024	Commissioners send ranked lists to staff
January 2026 Planning Commission Meeting (01/8/26)	Planning Commission reviews ranked lists, makes changes as desired and approves 2026 CIP list

Next Steps: At the October regular Planning Commission meeting (October 2, 2025), we will begin the development of the 2026 CIP list by taking a 30-minute bus tour of the City to review the status of projects, and develop new ideas for the 2026 list. A copy of the 2025 Planning Commission Capital Improvement Project List is enclosed with this memo for your review.

The bus tour will go quickly, and we will be unable to view the entire City. This year, we are planning to prioritize viewing of the following areas:

- East Main Avenue and intersection of Main Avenue and Fairview Road – This intersection is an entry point to the city. Businesses located at this intersection include Howard Miller Clock Company and Mead Johnson & Company. With continued growth and change in this area, improvements to the intersection may be desirable.
- 800 E Riley Street and 84th Avenue – The Commission recently approved a site plan for a new industrial development at 800 E Riley Street, and the City is in the process of designing an improved 84th Avenue including a paved road, multi-use paths and re-opening of the intersection of 84th Street and Washington Ave, including re-opening the railroad crossing.
- Residential Curb lawns – Earlier this year the Commission briefly discussed reviewing the city's residential curb lawn regulations. Staff expects further discussion on that in the future, and would like to view some examples of different curb lawns throughout the city.
- Hoogland Park and Lincoln Ave – The replacement of Hoogland Park is nearing completion. On Lincoln Ave the Commission will see overhead electrical lines, and the home that is under construction at 310 E Lincoln Ave following demolition of a previous dwelling.

To supplement the bus tour and the review of the previous CIP list, staff has assembled the following items for Commissioners to review as they think about capital projects for the list:

- Updated Downtown Vision Plan – The Plan can be viewed [here](#).
- The City's 2025 Strategic Action Plan summary and priority action steps – This includes a number of short- and long-term projects that are in various stages of process.
- The Capital Improvement Project section of the City's 2025-2026 budget. The CIP portion of the budget is enclosed with this memo and includes information regarding the City Park improvement, street construction, city building, downtown vision and snowmelt construction funds.
- The City's Non-Motorized System Plan – This plan can be viewed [here](#). The Plan includes possible stand-alone projects such as a crossing of Business Loop 196, and items that could be incorporated into street construction or larger projects such as the installation of pathway/sidewalk where missing, bike lanes etc.
- The City's 2011 Master Plan can be viewed [here](#).
- The City's 2020 Master Plan update can be viewed [here](#).
- The City Parks Master Plans can be viewed [here](#).

I hope that this memo is helpful both in providing background information related to potential CIP list items, and providing a clear timeline for the development of the Planning Commission's 2026 Capital Improvements Project List. Please do not hesitate to contact me regarding this memo, the enclosures or anything else you may have questions about.



2025
CITY OF ZEELAND PLANNING COMMISSION
CAPITAL IMPROVEMENT PROJECTS RECOMMENDATIONS

Rank	Recommendation
1	Support the completion of the 17 E Main Ave redevelopment project
2	Identify the future use of 303 E Main Ave and a developer to redevelop the site in accordance with the Downtown Vision Plan
3	Identify funding sources for a BL 196 elevated pedestrian crossing and begin construction
4	Bury overhead utility lines, prioritizing lines that run through rear yards and along busy streets
5	Review Zoning Map against current land uses and Master Plan Future Land Use Map
6	Fill gaps in sidewalk system
7	Support the development of the parcel at 44 N Elm St
8	Update the parking requirements for downtown development projects
9	Implement the Washington Avenue Visioning Report recommendations between State and Maple
10	Identify areas for affordable and higher density housing construction adjacent to the central business district
11	Install traffic calming measures on Main Ave at Cityside Middle School
12	Determine if boilers should be installed in 17 E Main Ave for snowmelt system expansion
13	Implement the parks master plan
14	Provide fiber internet throughout the City
15	Continue tree replacement
16	Install bike parking stall in City north and south downtown parking lots
17	Install a built-in speaker system on Elm St
18	Complete Hoogland Park update project
19	Purchase property to support the implementation of the Washington Avenue Visioning Report recommendations
20	Add traffic calming measures on Central Ave and Lincoln Ave
21	Develop and implement a long term State Street traffic plan
22	Install bus shelters at most used bus stops
23	Convert W Main Ave water tank properties into a park with natural play and gathering spaces
24	Install improved landscaping on E Washington Avenue
25	Make Improvements to Michigan St Tot Lot
26	Install a permanent community patio at the gazebo park at Church St and Central Ave
27	Improve pedestrian crossing at Main Ave and Fairview Road
28	Expand the City's snowmelt system
29	Add streetlights to Lincoln Ave
30	Install a traffic hump at the Main Ave midblock crossing between Elm St and Church St
31	Make improvements to Huizenga Park
32	Construct noise reduction barrier on Washington Avenue
33	Determine whether bike lanes should be installed on City streets
34	Return Maple Street to two-way traffic where currently one-way

City of Zeeland 2025 Strategic Action Plan



ZEELAND CITY COUNCIL

Kevin Klynstra, Mayor

Sally Gruppen, Mayor Pro-Tem

Jim Broersma, City Councilmember

Rick Van Dorp, City Councilmember

Glenn Kass, City Councilmember

Mary Beth Timmer, City Councilmember

Phung Lam, City Councilmember

CITY MANAGEMENT TEAM

Tim Klunder, City Manager

Kevin Plockmeyer, Assistant City Manager and Finance Director

Andrew Boatright, BPW General Manager

Abby deRoo, City Marketing Director

Doug Engelsman, CWP Superintendent

Amanda Hanson, Library/Community Center Director

Pam Holmes, City Clerk

Tim Jungel, Police Chief

Tim Maday, Community Development Director

Tim Maloney, Information Technology Director

Ross Tibbets, Fire/Rescue Chief

City's Vision and Commitments to Spread Zeel

On an annual basis the Zeeland City Council and staff participate in a goal setting retreat/strategic planning session. The annual retreat proves to be beneficial in setting a strategic course of action for City Council and staff in the development of the budget for the fiscal year ahead; how we should focus project efforts in the current calendar year and beyond; and most importantly, to ensure adherence to the City's vision and commitments to achieve the vision through the development of specific action steps.

For 2025, City Council and staff confirmed that the CITY'S VISION for the 2025 STRATEGIC ACTION PLAN shall remain as "FEEL THE ZEEL". To "Feel the Zeel", the city will inspire a passionate and spirited pursuit to engage with a big, small town full of everyday good living and unmatched enterprise and to create an abundant enthusiasm among those living and working in the City of Zeeland.

The city will achieve the vision through our ongoing pursuit of our commitments (Vibrant Downtown; Strong, Safe and Connected Neighborhoods; Economic and Community

Development; Infrastructure and City Services; Culture, Parks and Recreation; Financial Sustainability; Organizational Culture) and through the completion of specific action steps for each commitment. Completion of all commitments and actions steps will be done with our core values (Intentional, Accountable, Excellence, and Service) at the forefront of our Strategic Action Plan pursuits.

Like any business plan, the City's 2025 Strategic Action Plan provides a roadmap and solid framework for what the city looks to accomplish within our commitments to spread "Zeel" in 2025. We believe reviewers of this 2025 Strategic Action Plan will obtain a better understanding of where the city plans to focus time, talent and resources in 2025 (and beyond) in our relentless commitment to spread Zeel! If you have any questions on City Council's plan for Zeeland's future, please do not hesitate to follow-up with us. Feel the Zeel!



Timothy R. Klunder, City Manager

FINANCIAL SUSTAINABILITY

- Financial Sustainability Plan
- Bonding Receptivity

Exemplify long-term financial strength through continuous improvement and innovation, planning for projects/programs beyond inception, diversifying financial resources and holding adequate financial reserves.

STRONG, SAFE & CONNECTED NEIGHBORHOODS

Encourage and maintain pedestrian friendly neighborhoods that are attractive, welcoming and inclusive, while offering a variety of housing types including high quality, historically-preserved housing stock that reflects residents' pride in the community and where social interaction and resident engagement are valued.

- Anti-Camping Ordinance

VIBRANT DOWNTOWN

Revitalize the heart of the community and encourage a downtown that is financially affordable and competitive, physically attractive, fun and energetic.

- Downtown Parking Enforcement, Leases and Parking Deck
- Washington Ave. Corridor Redevelopment
- Visioning for Key Downtown Development Sites
- Redevelopment of 303 East Main
- Snowmelt Expansion
- Sunday Alcohol Sales

INFRASTRUCTURE & CITY SERVICES

Pursue excellence through the provision of quality infrastructure and comprehensive City services that are well maintained, inclusive and accessible, responsive, efficient and offer good stewardship of public resources.



STRATEGIC ACTION PLAN 2025



ORGANIZATIONAL CULTURE

- Citizen's Academy
- Succession Planning – Department Leadership
- Personnel (Org-wide safety services and HR support)

To fulfill the commitments to spread Zeel, support an organizational structure that consistently holds to the City's core values, seeks to build leaders, and celebrates our historic attributes, while also providing an organizational culture that is equitable and inclusive.

CULTURE, PARKS & RECREATION

Provide a robust array of engaging activities and public spaces throughout the community that are accessible, affordable and designed for people of all ages and stages of life. Individuals and families living outside the community will actively seek opportunities to travel to Zeeland for cultural and recreational endeavors.

- Added Murals
- Recreation Center

ECONOMIC & COMMUNITY DEVELOPMENT

Lead and facilitate strategic growth that is consistent with the City's vision by building collaborative relationships and promoting a climate that is accommodating, identifies and utilizes resources to create development opportunities, and is responsive to emerging issues and trends.

- Visioning for Underutilized Properties at Taft and Main
- Economic Development Incentive Level of Support Policy
- Business Support / Development Preparation for East Riley
- Brownfield TIF Policy Amendment

- Facility Audit / Space Needs
- Public Safety Building 2nd Exit
- Church Street Reconstruction Planning
- Regional Biosolids Drying Facility
- Washington Ave. Beautification
- New Electric Generation Capacity

- Master Plan Re-Write
- GIS Shared Services
- Supplemental Legal Services
- Underground Electric Distribution Expansion
- Consolidation of Voting Precincts
- BL-196 Pedestrian Bridge Funding

City of Zeeland's detailed Action Steps, Outcome Indicators and Operational Goals to Spread “Zeel” in 2025



Vibrant Downtown

Revitalize the heart of the community and encourage a downtown that is financially affordable and competitive, physically attractive, fun and energetic.



Action Step	Outcome Indicator	Value Statement	Lead
1. Downtown Parking Enforcement, Leases and Parking Deck	By June 1, 2025, roll out a communication/education/enforcement plan for reliably implementing timed parking in the north and south municipal lots and along Main Avenue. By the end of 2025, pursue preliminary research on parking decks and seek additional public/private parking agreements; as available.	Strategizing an organized and consistent approach to managing our existing parking supply, as well as, pursuing new parking opportunities will create a customer-friendly and developer-friendly downtown environment.	Police Chief, Marketing Director
2. Washington Ave. Corridor Redevelopment	Throughout 2025, support catalyst development at Elm/Washington and begin efforts towards entry level vision plan projects, such as pursuing public/private partnerships and small-scale beautification efforts, such as wayfinding signage.	Laying the groundwork for projects along Washington Avenue will eventually translate into a robust redevelopment of the corridor.	Community Development Director, Marketing Director
3. Visioning for Key Downtown Development Sites	With the assistance of our downtown planning consultants, by July 2025, begin to refresh or create visioning framework to ignite new interest in redeveloping key underutilized parcels; by December 2025, identify and begin adjusting necessary policies/ordinances/incentives applicable to these properties.	Steering development opportunities towards our downtown vision and providing developers with current expectations and available incentives should produce future site plans that are successful for both the developer and the city.	Community Development Director, Marketing Director
4. Redevelopment of 303 East Main	By the end of the year, work with downtown consultants to develop a variety of vision concepts/development opportunities for this site; identify an appropriate way to package these opportunities and communicate site availability to developers.	Pursuing a high-quality development on this site emphasizes the Downtown Vision Plan recommendation to create strong corners at every intersection throughout downtown.	City Manager, Assistant CM, Community Development Director, Marketing Director

Action Step	Outcome Indicator	Value Statement	Lead
5. Snowmelt Expansion	<p>Throughout 2025 pursue snowmelt expansion in the following ways:</p> <ol style="list-style-type: none"> 1. Have City Council endorse a snowmelt vision plan which identifies the extent of a full snowmelt buildout. 2. Continue to pursue funding opportunities for boiler expansion through tax recapture. 3. Incorporate snowmelt into future construction projects as they align with the snowmelt vision plan. 	A project that aligns with our vision will create snow-free roadways and walkways that assist in the creation of a more walkable downtown and hopefully create opportunities for future economic development.	Assistant City Manager
6. Sunday Alcohol Sales	By May 2025, gather the level of interest from license holders and engage City Council in a conversation about potential ordinance changes; if interested, prepare draft ordinance amendments by September 2025.	Entertaining a conversation on Sunday Sales demonstrates the city's desire to always listen to the requests of our business community so that we shall remain business-friendly and committed to supporting our local restaurants.	City Manager, Police Chief, Community Development Director, Marketing Director

Strong, Safe and Connected Neighborhoods

Encourage and maintain pedestrian friendly neighborhoods that are attractive, welcoming and inclusive, while offering a variety of housing types including high quality, historically-preserved housing stock that reflects residents' pride in the community and where social interaction and resident engagement are valued.



Action Step	Outcome Indicator	Value Statement	Lead
1. Anti-Camping Ordinance	By July 1, 2025, develop an Anti-Camping Ordinance for City Council consideration, while also continuing to engage with Project Home throughout the calendar year.	An anti-camping ordinance helps to maintain pedestrian friendly areas throughout neighborhoods, safe parks and a safe and vibrant downtown; while also engaging with Project Home may help address some of the root causes of assisting individuals find permanent housing.	City Manager

Economic and Community Development

Lead and facilitate strategic growth that is consistent with the City's vision by building collaborative relationships and promoting a climate that is accommodating, identifies and utilizes resources to create development opportunities, and is responsive to emerging issues and trends.



Action Step	Outcome Indicator	Value Statement	Lead
1. Visioning for Underutilized Properties at Taft and Main	By July 1, 2025, engage owner of commercial and residential properties at Main Ave. and Taft St. in conversation regarding the future use and redevelopment of the sites, and consider development of a subarea/vision plan for the area.	Potential redevelopment of under-utilized property can provide new opportunities for additional growth and vitality in this transitional neighborhood.	Community Development Director
2. Economic Development Incentive Level of Support Policy	By July 1, 2025, develop a policy that provides a framework for total level of economic support that can be offered for development projects using any combination of available incentives and abatements.	Developing an economic development support level policy will provide clear guidance to developers regarding the level of economic support they may seek, while also ensuring equitable levels of local economic support across differing projects.	City Manager, Assistant City Manager, Community Development Director
3. Business Support / Development Preparation for East Riley	Support East Riley Development throughout 2025 in the following ways: 1. Prepare for infrastructure improvements including the extension of bike path along the south side of 84th between Fairview and Riley. 2. The paving of 84th between Riley and Washington. 3. The opening of the railroad crossing on 84th at Washington.	Help see to fruition the development of a parcel identified as our last significant industrial parcel in order to continue to spur economic development within the City.	Assistant City Manager, Community Development Director
4. Brownfield TIF Policy Amendment	By July 1, 2025, update the Brownfield TIF Policy to address such things as payment of interest, capture of TIF for LBRF, public infrastructure, max. TIF reimbursement as % of project, etc.	Developing an economic development support level policy will provide clear guidance to developers regarding the level of economic support they may seek, while also ensuring equitable levels of local economic support across differing projects.	City Manager, Community Development Director

Infrastructure and City Services

Pursue excellence through the provision of quality infrastructure and comprehensive City services that are well maintained, inclusive and accessible, responsive, efficient and offer good stewardship of public resources.



Action Step	Outcome Indicator	Value Statement	Lead
1. Facility Audit / Space Needs – Priorities and Funding Plan	By the FY27 Budget, work with stakeholders and City Council to develop a prioritization and funding plan for the needs of our facilities as identified in the Facilities Condition Audit and Space Use Analysis.	High-functioning and well-maintained facilities assist the City in meeting the needs of City residents and visitors in order to provide the best possible experience for all who visit and work at our various facilities.	Assistant City Manager
2. Public Safety Building 2nd Exit	Throughout 2025, secure a first right of refusal for properties identified in the Space Use Analysis which could be used for a 2nd exit.	A dedicated 2nd exit would enhance the responsiveness of our Public Safety Department to the community.	Police Chief, Fire Chief
3. Church Street Reconstruction Planning	By August 2025, obligate the project with MDOT to bid the project for construction in 2026. This obligation process includes: 1. Development of a bid set of plans and specifications. 2. Decide on the extent of snowmelt on the project. 3. Work with Zeeland Township to decide on the sanitary sewer trunkline for the project.	The construction of high-quality infrastructure that will serve our community both now and well into the future will ensure that we do not spend funds unnecessarily and continue to meet the needs of our greater community.	Assistant City Manager
4. Regional Biosolids Drying Facility	Throughout 2025, we will actively participate with other West Michigan communities to plan for an alternative Biosolids disposal solution that could replace the current land application method as serious PFAS concerns give doubt to the long-term land application practices. We will strive to maintain our overall goal to protect the environment, protect public health, and preserve our water supply.	Strategizing for an environmentally conscious, cost-effective solution to better dispose of biosolids produced as part of wastewater treatment collaboratively with other West Michigan communities.	Clean Water Plant Superintendent

Action Step	Outcome Indicator	Value Statement	Lead
5. Washington Ave. Beautification	Select a la carte beautification sites from the Washington Avenue Streetscape Study and solicit design plans from professional contractor by September 2025 for implementation in the spring of 2026.	Enhancing the appearance of public spaces along our most traveled road will improve the welcoming characteristics of Zeeland and boost the overall impression of our community.	Assistant City Manager, Marketing Director
6. New Electric Generation Capacity	By December 31, 2025, finalize the Zeeland BPW's new generation strategic planning process which includes updating the power supply portion of our Integrated Resource Plan and completing a comprehensive stakeholder engagement process.	The Zeeland Board of Public Works is committed to delivering reliable, sustainable, and cost competitive utility services that drive our community's long-term success. By optimizing diverse energy resources, fostering strategic partnerships, and engaging key stakeholders, we strive to ensure reliability, affordability, and regulatory compliance while continuously evolving to meet future needs and expectations.	BPW General Manager
7. Master Plan Re-Write	By August 1, 2025, select a firm to assist in a re-write of the City Master Plan.	Refining the community vision will allow the city to guide development in a way that brings the city closer to that shared vision.	Community Development Director
8. GIS Shared Services	By July 1, 2025, develop a plan for a shared GIS resource to manage both the City and BPW's GIS databases. No later than September 30, 2025, expand the role of the current GIS Technician beyond solely supporting the Electric and Water utilities to also providing services to other City departments.	Maintenance of a single internal GIS database allows for up-to-date tracking of infrastructure assets which assist in providing necessary maintenance thus allowing to deliver the highest quality infrastructure. Enhance cross-departmental collaboration, improve data accessibility, and maximize the value of our GIS resources citywide.	BPW General Manager, Assistant City Manager, IT Director

Action Step	Outcome Indicator	Value Statement	Lead
9. Supplemental Legal Services	By the end of the year, consider the addition of specialized legal services (i.e., economic development) as a means of reducing the burden on city attorney.	Specialized supplemental legal services will help reduce the ever-increasing workload requested of the city attorney so that city departments may continue to offer timely responses to project needs and requirements.	City Manager
10. Underground Electric Distribution Expansion	By June 30, 2026, complete or substantially complete overhead to underground distribution line conversions along Garfield, McKinley, and Harrison Avenues.	Underground distribution systems significantly reduce outages caused by extreme weather, falling trees, and vehicle accidents, ensuring more consistent delivery. They improve public safety by eliminating the risk of downed power lines and reducing fire hazards.	BPW General Manager
11. Consolidation of Voting Precincts	In 2025, consolidate the voting precincts from four to two.	Consolidation of voting precincts would result in a cost savings to the city and reduces the amount of election workers needed.	City Clerk
12. BL-196 Pedestrian Bridge Funding	Throughout 2025, work with the Macatawa Area Coordinating Council to pursue grant opportunities for the BL-196 crossing. In addition, continue to develop a funding source for the bridge project.	A BL-196 crossing and crossing enhancements assists in creating more connected neighborhoods by offering pedestrians and cyclists alike a safe link between the north and south side of the business loop.	Assistant City Manager

Culture, Parks and Recreation

Provide a robust array of engaging activities and public spaces throughout the community that are accessible, affordable and designed for people of all ages and stages of life. Individuals and families living outside the community will actively seek opportunities to travel to Zeeland for cultural and recreational endeavors.



Action Step	Outcome Indicator	Value Statement	Lead
1. Added Murals	By July 2025, identify 1-2 new small mural locations and the accompanying contracted artist(s) with new mural execution by the end of 2025.	Expanding the City's mural collection will compound the excitement for the presence of art downtown and increase the overall attractiveness and inviting qualities of the district.	Marketing Director
2. Recreation Center	Throughout 2025, identify potential stakeholders in a Rec. Center and engage a consultant to conduct a Feasibility Study on a Recreation Center.	Evaluating the feasibility of a recreation center will help determine the scope of services of a potential public recreation center space and the affordability of such a center.	City Manager

Financial Sustainability

Exemplify long-term financial strength through continuous improvement and innovation, planning for projects/programs beyond inception, diversifying financial resources and holding adequate financial reserves.



Action Step	Outcome Indicator	Value Statement	Lead
1. Financial Sustainability Plan	Work with our Financial Sustainability Plan consultant, Municipal Analytics, to deliver a final report to the City Council by July 31, 2025.	Financial sustainability ensures we take care of our past liabilities, invests in present needs, and maintains adequate reserves for the future.	Assistant City Manager
2. Bonding Receptivity	In 2025, work with our financial sustainability consultants and City Council to develop a matrix by which we will consider bonding.	Bonding is a way to continue to invest in the City of Zeeland but does create future liabilities. Consideration of bonding must be taken seriously to continue to be financially stable.	Assistant City Manager

Organizational Culture

To fulfill the commitments to spread Zeel, support an organizational structure that consistently holds to the City's core values, seeks to build leaders, and celebrates our historic attributes, while also providing an organizational culture that is equitable and inclusive.



Action Step	Outcome Indicator	Value Statement	Lead
1. Citizen's Academy	By June 30, 2025, conduct a Citizen's Academy aimed at educating Zeeland area residents on the essential functions of local government and municipal services.	Teaching citizens about the functions of local government and how they can impact decisions made by City departments helps to develop a more informed and better engaged citizenry.	BPW General Manager
2. Succession Planning – Department Leadership	By the end of 2025, each department will provide a written succession plan that highlights key functions of department leadership, identify positions that may be able to fill leadership gaps during periods of absence, identify training opportunities necessary to complete skillset, and plan for the overall development of potential talent within the organization to replace department leadership if a leadership vacancy occurs.	Providing succession planning helps address the organizational culture commitment to build leadership within the organization in order to seamlessly carry-on the city's core values of service, accountable, intentional and excellence during periods of leadership absences and/or vacancies.	City Manager
3. Personnel (Org-wide safety services and HR support)	By December 31, 2025, evaluate the need for additional human resources services to assist with key functions such as an organizational-wide safety program and to provide general human resources assistance with such things as hiring, policies, etc. Service evaluation may include options such as the addition of a full-time position, consultant services, or other local unit contracting.	Providing an organizational-wide safety program and human resource support services helps ensure an organizational culture that holds to the city's core values of service, accountable, intentional, and excellence; while also supporting the city's organizational culture commitment to be equitable and inclusive.	City Manager & BPW General Manager

City of Zeeland 2025 Department Operational Goals



Action Step	Outcome Indicator	Commitment	Department
1. Project Files	Organize and update City Project files and continue to monitor and update these files on a quarterly basis.	Infrastructure and City Services	Clerk's Office
2. Human Resources Information System	Secure a vendor for a Human Resources Information System (HRIS) that has proven compatibility and existing integration with the BS&A data base. Additionally, consider incorporating a time and attendance function to assist Finance in the manual entry of timecard details.	Organizational Culture	Clerk's Office
3. Create a Pictorial Directory of all Employees (continue from 2024 goals)	Create a pictorial directory of all employees to put in a location accessible to all employees in order to provide a great way for all employees to know who each person is, which department they work in and be able to put a face with a name. We were at 50% project completion at the end of 2024 but would like to continue the project to be completed in 2025 and kept current.	Organizational Culture	Clerk's Office
4. Video Security	Video cameras will be upgraded/installed by 12/31/2025 in various locations at City of Zeeland facilities and parks. Cameras are a deterrent and provide oversight which improves awareness and safety.	Infrastructure and City Services	Information Technology

Action Step	Outcome Indicator	Commitment	Department
5. Windows 11 Upgrades	All computer desktops and laptops will be running Microsoft Windows 11 by October 2025. Microsoft Windows 10 will no longer be supported by Microsoft in October of 2025. Upgrading systems will ensure they are supported by Microsoft and continue to receive security updates.	Infrastructure and City Services	Information Technology
6. Howard Miller to Public Safety Fiber	A fiber line will be installed from Howard Miller to Public Safety by 12/31/2025. The additional fiber connection will provide redundancy and failover options in the event of an emergency or network impacting event.	Infrastructure and City Services	Information Technology
7. Select a Website Content Manager & Library Website Redesign	Determine which provider is best for library purposes with input from City IT and Marketing. Work with content manager to streamline website information.	Infrastructure and City Services	Library
8. Explore Sound-Absorption Options for Library to Treat Acoustic Issues	Obtain multiple quotes from vendors for design, purchase and installation of acoustic panels for wall surfaces, hanging baffles throughout spaces and insulation above ceiling tiles over study room area.	Culture, Parks and Recreation	Library

Action Step	Outcome Indicator	Commitment	Department
9. Raise Public Awareness of Benefits of Library Services for all Service Areas	Find a library marketing consultant to develop a media campaign to highlight the benefits and services provided by HML to our patrons. Conduct a community marketing campaign to increase patron awareness of the wide variety of benefits accessible through library services.	Culture, Parks and Recreation	Library
10. Review & Update Current Rental Pricing	Events Coordinator to perform a cost comparison of venue space available for rent in the surrounding area and recommend updates to the current pricing schedule to be considered for FY 26-27.	Culture, Parks and Recreation	Community Center
11. Review & Update Rental Agreement	Have City Attorney Donkersloot review and process necessary changes to the rental agreement for use of the rooms at the Community Center to reflect current practices and contract information.	Culture, Parks and Recreation	Community Center
12. Review, Update & Print New Promotional Material to Reflect Current Rental Information	Have new Community Center Events Coordinator update the promotional material and have it professionally printed.	Culture, Parks and Recreation	Community Center
13. Public Act 660 Assessing Audit	Obtain a finding of substantial compliance in the 2025 Public Act 660 audit – the State audit of the City's assessing department and practices.	Infrastructure and City Services	Community Development

Action Step	Outcome Indicator	Commitment	Department
14. Updated Permit Processing Procedures	By December 31, 2025, work with other departments to develop standard operating procedures for permit processing to include right-of-way, utility and infrastructure reviews.	Infrastructure and City Services	Community Development
15. Launch New UV Building	Successfully launch the new UV building and its equipment without violations, while fine tuning the equipment to perform reliably and efficiently.	Infrastructure and City Services	Clean Water Plant
16. MLSS Monthly Operating Standard	Develop a monthly operating MLSS standard that will help meet our NPDES discharge limit as flows continue to climb.	Infrastructure and City Services	Clean Water Plant
17. Complete Sidewalk Gaps	Identify and fill in sidewalk gaps as allowed by the annual budget.	Strong, Safe and Connected Neighborhoods	Streets Department
18. School Safety Enhancements	Implement the recommendations of the School Safety Traffic Study at the schools within the city.	Strong, Safe and Connected Neighborhoods	Streets Department
19. Citizen Mailer	Distribute a mailer to all property owners to make them aware of city cleanup procedures and opportunities for them to dispose sticks, leaves, rubbish, etc.	Infrastructure and City Services	Streets Department

Action Step	Outcome Indicator	Commitment	Department
20. Equipment Inventory	Conduct an inventory count of the Street Department's tools, shop items, vehicles, attachments, and other miscellaneous items and add these records into the Fleetsoft inventory management system.	Infrastructure and City Services	Motor Pool Department
21. Hoogland Park	Complete the reconstruction of Hoogland Park by December 15, 2025.	Parks, Culture and Recreation	Parks Department
22. Lawrence Park	Repaint the bowl by November 15, 2025.	Parks, Culture and Recreation	Parks Department
23. Splash Pad	Recaulk and clean the concrete surface during 2025.	Parks, Culture and Recreation	Parks Department
24. Building Maintenance Ticketing System	By the end of 2025, implement a building maintenance ticketing system to better track facilities projects.	Infrastructure and City Services	Facilities Maintenance
25. Department Staffing Considerations	Develop a sustainable staffing plan to meet current staffing needs.	Organizational Culture	Facilities Maintenance
26. Purchasing Policy	Update the City's purchasing policy and establish a standard set of terms and conditions.	Financial Sustainability	Finance

Action Step	Outcome Indicator	Commitment	Department
27. Cash Drawer Policy	Develop a cash drawer policy which outlines proper maintenance for the City's various cash drawers.	Financial Sustainability	Finance
28. SARB/Heritage District Ordinance Review	Review SARB/Heritage District ordinances and bylaws to determine if they are still effective.	Vibrant Downtown	Marketing / Economic Development
29. New Website	Oversee new website project 2025/2026.	Infrastructure and City Services	Marketing / Economic Development
30. New Pistols for Sworn Officers	Decide which weapon manufacturer/model we are considering. Range test weapons to determine suitability for ZPD. Determine which accessories will be included lights/sights/holster. Determine caliber of ammunition. Purchase and deploy new weapons.	Infrastructure and City Services	Police Department
31. Flock Camera System	Coordinate with Holland PD and OCSO to determine best locations for cameras. Determine the number of cameras required to meet need. Establish required MOU's for installation at locations. Contract with Flock for installation.	Infrastructure and City Services	Police Department

Action Step	Outcome Indicator	Commitment	Department
32. Apparatus Replacement	Zeeland Fire Rescue will establish an apparatus committee to determine the needs for our next apparatus. By the end of 2025, ZFR will complete the specifications for a fire apparatus to replace 1931. Zeeland Fire Rescue will present to City Council in the first Quarter of 2026.	Infrastructure and City Services	Fire Rescue Department
33. Cost Recovery Ordinance	Zeeland Fire Rescue and Zeeland Police will review and update our cost recovery ordinances. By the end of 2025, we will present to City Council and seek final approval.	Financial Sustainability	Fire Rescue Department
34. Union Contract Negotiations	Oversee the negotiations of new contracts for the Police Union and Clean Water Plant.	Organizational Culture	City Manager
35. Industrial Retention and Support	Coordinate efforts to assist existing industries successfully maintain a presence in Zeeland through the provision of reliable utility services, addressing prohibitive factors to growth, and consideration of economic incentives while also being cognizant of maintaining a balance of community quality of life factors.	Economic and Community Development	City Manager
36. City Council Policies Review (ongoing from 2024)	Work with subcommittee of City Council to complete review of City Council Policies to ensure relevance and amend as necessary.	Infrastructure & City Services	City Manager

**BUILDING UP OUR COMMUNITY.
ONE PIECE AT A TIME.**

www.cityofzeeland.com

CITY OF ZEELAND
FY 2026-2031 CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program (CIP) is a 6-year plan for major capital expenditures of \$10,000 or more. The program includes documentation of project description, expenditures, and financing sources for a six-year period.

The CIP program involves a process of annual review, budget stabilization, and planned decision making. Original budget requests are submitted by Department Heads, reviewed by the City Manager, and approved or disapproved by the City Council during the budget review cycle. Projects that span more than one fiscal year are reviewed and updated during the annual budget preparation and review process.

The timetable for the development of the CIP is as follows:

December	Planning Commission submits an updated list of recommended capital improvement projects in the general order of their priority to City Council for review and consideration.
January - February	CIP budget request forms are distributed to Department Heads for recommendations. CIP budget requests are completed by Department Heads and returned to City Manager and Finance Director for review and consideration.
February - March	City Manager and Finance Director review CIP budget requests with individual Department Heads and review financing to determine fund availability.
March - April	CIP recommendations reviewed by City Council in work-study sessions.
May	Public hearing on CIP along with City operating budget. CIP adopted by the City Council

Projects presented in the document are grouped in ten major categories: (1) general technology; (2) streets and sidewalks; (3) parks; (4) cemetery; (5) central business district; (6) electric system; (7) water system; (8) clean water system; (9) facilities; and (10) motor pool. Each section provides an overview of the improvements for that particular type of project that is scheduled for the 2026-2031 Fiscal Years.

Major financing sources for the FY 2026-2031 Capital Improvement Program projects include: (1) general operating millage; (2) utility funds reserves, user fees; (3) motor pool interdepartmental rental fees; (4) borrowed funds, including general obligation and revenue bonds; (5) special assessments and (6) grants and donations.

Following this narrative are separate descriptions of each project within the major categories. Only those projects that are scheduled in the FY 2026-31 CIP are included in the FY 2026 operating budget.

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CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM

SUMMARY OF ALL IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Technology Type Improvements	227,000	323,500	181,000	181,000	200,000	218,000	180,000
Street and Sidewalk Improvements	2,210,000	2,319,342	3,176,729	1,894,263	1,691,949	1,699,788	2,057,784
Park Improvements	820,000	940,000	160,000	150,000	800,000	-	-
Cemetery Improvements	-	-	1,500,000	-	-	-	-
Downtown/CBD Improvements	2,605,000	370,000	2,750,000	300,000	320,000	300,000	300,000
Clean Water Utility Type Improvements	1,612,000	1,100,000	3,150,000	1,325,000	1,065,000	1,125,000	1,125,000
Building Facilities Improvements	380,000	370,000	-	-	-	-	-
Motor Pool Vehicles and Equipment	1,349,186	345,135	1,173,012	612,087	2,726,027	648,788	633,100
Electric Utility Type Improvements	4,091,025	5,343,000	2,655,500	10,594,500	10,390,000	1,927,000	1,360,000
Water Utility Type Improvements	2,154,052	3,360,000	2,585,000	1,509,000	985,000	987,500	1,035,000
TOTAL CAPITAL EXPENDITURES	15,448,263	14,470,977	17,331,241	16,565,850	18,177,976	6,906,076	6,690,884

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Fund(101)	2,223,600	2,151,125	4,256,450	1,781,450	1,445,000	1,641,350	1,981,000
Cemetery Perpetual Care (151)	-	-	1,500,000	-	-	-	-
Street Funds (202,203,464)	50,000	100,000	300,000	50,000	50,000	50,000	50,000
County Road Millage	360,000	369,342	376,729	384,263	391,949	399,788	407,784
Brownfield Fund (243)	175,000	-	-	-	-	-	-
SARB Reserves (296)	-	-	15,000	-	15,000	-	-
City Park Improvement Fund (408)	780,000	900,000	120,000	10,000	800,000	-	-
City Building Fund (470)	220,000	250,000	-	-	-	-	-
Downtown Vision Fund (494)	210,000	200,000	200,000	200,000	200,000	-	-
Snowmelt Fund (497)	1,885,000	-	-	-	-	-	-
Clean Water Fund Bond Proceeds (590)	-	-	-	-	-	-	-
Clean Water Fund Reserves (590)	595,400	560,125	559,050	709,050	275,000	340,150	334,000
Clean Water Repair and Replacement Fund (590)	1,062,000	600,000	400,000	625,000	800,000	800,000	800,000
Building Maintenance Fund (631)	160,000	120,000	-	-	-	-	-
Motor Pool Fund (661)	1,349,186	345,135	1,173,012	612,087	2,726,027	648,788	633,100
Grants	-	-	900,000	-	-	-	-
Contributions	2,410,074	75,000	2,275,000	75,000	75,000	75,000	75,000
Electric Fund (582)	1,756,451	5,439,938	2,673,375	10,612,375	10,415,000	1,958,125	1,377,500
Electric Fund Bond Proceeds (582)	-	-	-	-	-	-	-
Water Fund (591)	2,211,552	3,360,313	2,582,625	1,506,625	985,000	992,875	1,032,500
Water System Revenue Bonds (591)	-	-	-	-	-	-	-
Contributions Local Units	-	-	-	-	-	-	-
Private Contributions	-	-	-	-	-	-	-
TOTAL SOURCE OF FUNDS	15,448,263	14,470,977	17,331,241	16,565,850	18,177,976	6,906,076	6,690,884

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

GENERAL/TECHNOLOGY TYPE IMPROVEMENTS

GENERAL TECHNOLOGY: Ongoing capital outlays needed to support technology needs within the city, to include rotating replacement of file servers and back-up imaging and media, network and wireless improvements, and software upgrades.

Fiscal Year 2026 includes the general refreshes and updates to the overall network environment.

Descriptions of Electric and Water Technology upgrades can be found in their respective narratives.

CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM

IT SERVICES

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Technology Improvements - General Government							
Business Network IE3000 Switch Refresh	48,000	31,500	36,000	36,000	50,000	36,000	30,000
Business Network Refresh - 3560			20,000	20,000			20,000
Business Network Refresh - 2960			30,000				
Firewall Refresh							
Wireless Refresh	10,000	10,000				12,000	10,000
DVR Refresh			70,000				
Video Refresh	30,000	20,000	30,000				
Core Switch Redundant Power Supplies	15,000						
Server Infrastructure							
Other Infrastructure	5,000		65,000	125,000	150,000	150,000	5,000
Fiber Expansion		35,000					120,000
Sub-Total Technology - General Government	108,000	202,500	181,000	181,000	200,000	203,000	180,000
Technology Improvements - Electric Dept.							
ESCADA Switch Refresh			36,000				
SCADA VMWare Server Refresh			35,000				
ESCADA VEEAM Server							
Firewall Upgrade	15,000						5,000
Sub-Total Technology - Electric	15,000	71,000	-	-	-	5,000	-
Technology Improvements - Water Dept.							
SCADA Switch Refresh		64,000					
Firewall Upgrade							5,000
Sub-Total Technology - Water	64,000	-	-	-	-	5,000	-
Technology Improvements - Clean Water Dept.							
Clean Water Plant - SCADA Server Refresh	20,000						
Clean Water Plant - Switch Refresh			15,000				
Fiber (Gentex LiftStation)			35,000				
Camera Upgrades							
Firewall Upgrade	20,000						5,000
Sub-Total Technology - Clean Water	40,000	50,000	-	-	-	5,000	-
TOTAL CAPITAL EXPENDITURES	227,000	323,500	181,000	181,000	200,000	218,000	180,000

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Replacement Reserves -- Imp. And Additions - Electric	55,500	146,938	67,875	67,875	75,000	81,125	67,500
Replacement Reserves -- Imp. And Additions - Water	77,500	25,313	22,625	22,625	25,000	30,375	22,500
General Fund	48,600	91,125	81,450	81,450	90,000	91,350	81,000
Clean Water Plant Fund	45,400	60,125	9,050	9,050	10,000	15,150	9,000
TOTAL SOURCE OF FUNDS	227,000	323,500	181,000	181,000	200,000	218,000	180,000

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

STREET AND SIDEWALK IMPROVEMENTS

ANNUAL STREET AND SIDEWALK PROJECTS: Plans for the financing of the annual street construction projects are scheduled for FY 2026 – FY 2031. Also included in the plan are annual mill and resurfacing projects.

Fiscal Year 2026 projects include Taft/ W. Lawrence/Jefferson (Main to Huizenga) miscellaneous local paving and miscellaneous bike path paving.

**CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM**

STREET IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Annual Street Projects: Taft/W. Lawrence/Jefferson (Main to Huizenga) Local Church (W. Washington/W. Main) Major Goodrich (Central to Lincoln) Winterhalder (Central to Dead End) Valley (Taft to Dead End)/South Jefferson Williams (101st to 103rd)	1,800,000	1,850,000	2,750,000	760,000 700,000	1,250,000	1,250,000	1,600,000
Mill and Resurfacing Misc. Local Paving	360,000	369,342	376,729	384,263	391,949	399,788	407,784
Sidewalks Misc. Bike Path Paving Northside Pathway Boardwalk	50,000	100,000	50,000	50,000	50,000	50,000	50,000
TOTAL CAPITAL EXPENDITURES	2,210,000	2,319,342	3,176,729	1,894,263	1,691,949	1,699,788	2,057,784

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Fund Appropriation	1,800,000	1,850,000	1,600,000	1,460,000	1,250,000	1,250,000	1,600,000
Grants - STP (Church)			900,000				
Grants- Category F							
Grants - Safety							
Street Construction Fund Reserves	-	50,000	250,000	-	-		
Major Street Reserve Funds							
Local Street Reserve Funds	50,000	50,000	50,000	50,000	50,000	50,000	50,000
County Road Millage	360,000	369,342	376,729	384,263	391,949	399,788	407,784
Contributions Local Units							
Private Contributions							
TOTALS	2,210,000	2,319,342	3,176,729	1,894,263	1,691,949	1,699,788	2,057,784

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM
PARK IMPROVEMENTS**

CITY PARK IMPROVEMENTS:

Splash Pad: No projects scheduled this fiscal year.

Huizenga Park: No projects scheduled this fiscal year.

Michigan Tot Lot: No projects scheduled this fiscal year.

Hoogland Park: Park design and reconstruction.

Skateboard Park: No projects scheduled this fiscal year.

Lawrence Park: Update picnic tables.

Paw Paw Park: No projects scheduled this fiscal year.

Vande Luyster Park: No projects scheduled for this fiscal year.

Elm Street Park: No projects scheduled this fiscal year.

Three Corners Park: Gazebo replacement.

**CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM**

CITY PARK IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<u>Huizenga Park</u> Boardwalk				100,000			
	-	-	-	100,000	-	-	-
<u>Lawrence Park</u> Design and Reconstruction Picnic Tables	20,000	30,000		50,000	800,000		
	20,000	30,000	-	50,000	800,000	-	-
<u>Three Corners Park</u> Gazebo Replacement		10,000	140,000				
	-	10,000	140,000	-	-	-	-
<u>Hoogland Park</u> Hoogland Park Design and Reconstruction	800,000	900,000					
	800,000	900,000	-	-	-	-	-
<u>Paw Paw Bridge Park</u> Bridge Sealing			20,000				
	-	-	20,000	-	-	-	-
TOTAL CAPITAL EXPENDITURES	820,000	940,000	160,000	150,000	800,000	-	-

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Fund (101)	40,000	40,000	40,000	140,000	-	-	-
Capital Improvement Fund (408) Reserves	780,000	900,000	120,000	10,000	800,000	-	-
Bond Proceeds							
Private Contributions							
BPW Community Funds Grant							
Grants (DNR)							
TOTAL SOURCE OF FUNDS	820,000	940,000	160,000	150,000	800,000	-	-

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

CEMETERY

Lincoln Street Cemetery: No projects scheduled this fiscal year.

Felch Street Cemetery: No projects scheduled this fiscal year.

**CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM**

CEMETERY IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<u>Lincoln Street Cemetery</u>							
<u>Felch Street Cemetery</u> Felch Street Cemetery Building				1,500,000			
TOTAL CAPITAL EXPENDITURES	-	-	1,500,000	-	-	-	-

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Fund (101)							
Capital Improvement Fund (401) Reserves							
City Building Fund (470) - Reserves							
Bldg Maint. Fund (631) Reserves							
Cemetery Perpetual Care (150) - Expendable Portion	-	-	1,500,000.00	-	-	-	-
Bond Proceeds							
Private Contributions							
Grants							
Bldg Maint. Fund (631) Reserves							
TOTAL SOURCE OF FUNDS	-	-	1,500,000.00	-	-	-	-

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

DOWNTOWN

DOWNTOWN IMPROVEMENTS: Downtown improvements include parking expansion and landscaping improvements in the downtown business district.

PARKING LOTS: Parking lot improvements.

**CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM**

DOWNTOWN IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Downtown							
Banners	60,000				20,000		
Downtown Cameras		25,000					
Downtown Murals		25,000					
Main Ave. Streetscape and Snowmelt	1,950,000						
Downtown Passageway Construction	75,000						
Parking Expansion	85,000	20,000					
Snowmelt System Expansion			2,200,000				
Hoogland Plaza	10,000		50,000				
Washington Ave. Beautification							
Downtown Strategic Action Plan Support including:	425,000			300,000	300,000	300,000	300,000
Strategic Property Purchases							
Other Downtown Initiatives							
Downtown Improvements	2,605,000	120,000	2,500,000	300,000	320,000	300,000	300,000
Municipal Parking Lots							
North & South Parking Lots		250,000	250,000				
Parking Lots	-	250,000	250,000	-	-	-	-
TOTAL CAPITAL EXPENDITURES	2,605,000	370,000	2,750,000	300,000	320,000	300,000	300,000

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
SARB Fund (296)			15,000		15,000		
General Fund (101)	335,000	170,000	2,535,000	100,000	105,000	300,000	300,000
Major Streets (202)							
Brownfield Fund (243)	175,000						
Electric Fund (582)							
Capital Improvement Fund (401)							
Park Improvement Fund (408)							
City Building Fund (470)							
Downtown Vision Fund (494)	210,000	200,000	200,000	200,000	200,000		
Snowmelt Fund (497)	1,885,000						
Municipal Street Fund							
Bond Proceeds							
Private Contributions							
Grants							
Special Assessments							
TOTAL SOURCE OF FUNDS	2,605,000	370,000	2,750,000	300,000	320,000	300,000	300,000

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

**ELECTRIC UTILITY TYPE IMPROVEMENTS
FY 2026 – 2031**

PROJECT DESCRIPTIONS:

DISTRIBUTION SYSTEM IMPROVEMENTS AND EXTENSIONS: A multi-year schedule to construct necessary distribution system improvements, modifications, and extensions (including those improvements associated with street construction) for the purpose of servicing current and new electric customers:

Major FY2026 Projects include:

- A. Underground electric distribution to serve new subdivisions
- B. City Street Project Upgrades – Taft St.
- C. New Northside Sub 1 Distribution Circuit
- D. New Northside Sub 2 Distribution Circuit
- E. Distribution System Sectionalizing
- F. U/G Garfield Ave.
- G. Replace Maple Valley U/G
- H. U/G Garfield Ave
- I. U/G Harrison McKinley Corridor
- J. U/G Maple Ln. & Gordon St.

Major FY2027 Projects include:

- A. Underground electric distribution to serve new subdivisions
- B. City Street Project Upgrades – TBD
- C. New Northside Sub 3 Distribution Circuit
- D. New Northside Sub 4 Distribution Circuit
- E. U/G W. Cherry
- F. U/G Lawrence St.
- G. U/G Woodbridge St.

Major FY2028 Projects include:

- A. Underground electric distribution to serve new subdivisions
- B. City Street Project Upgrades – TBD
- C. New Northside Sub 5 Distribution Circuit
- D. Highway Crossing: 196 & State St.

Major FY2029 Projects include:

- A. Underground electric distribution to serve new subdivisions
- B. City Street Project Upgrades – TBD
- C. Highway Crossing: 196 & 88th Ave

Major FY2030 Projects include:

- A. Underground electric distribution to serve new subdivisions
- B. City Street Project Upgrades – TBD
- C. Highway Crossing: 196 & Byron Rd. East & West

Major FY2031 Projects include:

- A. Underground electric distribution to serve new subdivisions
- B. City Street Project Upgrades – TBD
- C. Highway Crossing: 196 & Byron Rd. North & South

SUBSTATION IMPROVEMENTS: A multi-year schedule for the maintenance, construction, or modification of substation facilities in order to reliably supply BPW electric system customers:

Major FY2026 Projects include:

- A. Fairview 69kV Breaker Replacement

Major FY2026 Projects include:

- A. Riley 69kV Breaker Replacement

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

**ELECTRIC UTILITY TYPE IMPROVEMENTS
FY 2026 – 2031**

GENERATION SYSTEM IMPROVEMENTS: A multi-year schedule for the overhauling of engines and electrical generating equipment modifications and improvements in order to maintain reliable electric generation capacity for the system:

Major FY2026 Projects include:

- A. Power Plant Fire and Gas Detection System
- B. Upgrade Power Plant MCC's (Unit #9)
- C. New Gas Main at Power Plant (Joint Project with SEMCO Gas)

Major FY2027 Projects include:

- A. Power Plant Fire and Gas Detection System
- B. Upgrade Power Plant MCC's (Unit #10)
- C. Replace Power Plant Station Power Transformer 1&2

Major FY2028 Projects include:

- A. Upgrade Power Plant MCC's (Unit #11)
- B. Upgrade CAT EMCP Controls on (2) CAT 3516 Units (West Washington)
- C. New Generation Capacity - Construction

Major FY2029 Projects include:

- A. Upgrade CAT EMCP Controls on (5) CAT 3520 Units (Riley Generation)
- B. New Generation Capacity - Construction

Major FY2030 Projects include:

- A. Riley Generation Controls Upgrade
- B. Replace Power Plant Station Power Transformers & Switching Cabinet

Major FY2031 Projects include:

- A. Replace Two - 3,000 kVA Transformers at Power Plant
- B. Power Plant Meeting Space / Situation Room

VEHICLE ACQUISITIONS: Plans for the purchase of necessary electric department vehicles for operational purposes:

FY2026 Acquisitions include:

- A. Replace Digger Derrick #547
- B. Replace Pickup Truck #545

FY2027 Acquisitions include:

- A. Replace Service Truck #548
- B. Replace Pickup Truck #554

FY2028 Acquisitions include:

- A. Replace Hybrid Car #543 With Vehicle for BPW Admin (75%)
- B. Replace Zero-Turn Lawn Mower (75%)
- C. Replace T&D F-250 Truck

FY2029 Acquisitions include:

- A. Replace Pickup Truck #549
- B. Replace Large Bucket Truck

FY2030 Acquisitions include:

- A. Replace Riding Lawn Mower (75%)
- B. Replace Digger Truck

FY2031 Acquisitions include:

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

**ELECTRIC UTILITY TYPE IMPROVEMENTS
FY 2026 – 2031**

TECHNOLOGY IMPROVEMENTS: Office computers, computer upgrades and replacements, computer peripheral device and related upgrades, office equipment, security and communications devices and related upgrades, and SCADA system equipment:

Major FY2026 Projects include:

- A. SCADA Offline Development Software Module

Major FY2027 Projects include:

- A. SCADA AMI Integration Module

Major FY2028 Projects include:

- A. SCADA GIS Integration Module

BUILDING IMPROVEMENTS: Construction of new or remodeling of facilities, roofing repair or replacement, physical security, and other improvements of a significant nature that will extend the life of facilities:

Major FY2026 Projects include:

- A. BPW Office Remodel & Expansion (75%)

Major FY2027 Projects include:

- A. Repave Perry Substation Drive
- B. Replace West Washington Gen Station UPS
- C. Install Fire Detection System in North Warehouse

Major FY2028 Projects include:

- A. Replace Roofing at Various Locations

Major FY2029 Projects include:

- A. Replace Roofing at Various Locations

Major FY2030 Projects include:

- A. Replace Roofing at Various Locations

Major FY2031 Projects include:

CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM

TRANSMISSION & DISTRIBUTION
ELECTRIC UTILITY TYPE IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Transmission System Improvements							
Riley - Blendon 138kV Pole Upgrades	48,900			150,000			
Sub-Total Transmission Sys. Impr.	48,900	-	-	150,000	-	-	-
Distribution System Improvements and Ext.							
Transformers	506,974	425,000	400,000	400,000	400,000	400,000	400,000
Services	71,100	75,000	77,500	77,500	80,000	80,000	85,000
Northside Sub 1 Distribution Circuits (Gentex NRC3, GRP #402)		300,000					
Northside Sub 2 Distribution (Gentex NRC4, GRP #501)		300,000					
Northside Sub 3 Distribution (Gentex)			300,000				
Northside Sub 5 Distribution (GRP #502)				300,000			
Northside Sub 4 Distribution (RY4 System / Gentex) (GRP #502)					50,000		
City St Projects - Taft FY25 and FY26, Church FY27,	50,000	165,000	300,000				
Replace U/G Maple Valley Estates (GRP #403)	350,000	200,000	150,000	50,000	50,000	50,000	50,000
Distribution System Sectionalizing	195,000	175,000					
U/G Garfield Ave		250,000					
U/G McKinley Harrison Corridor	300,000	103,500					
U/G Maple Ln & Gordon St.		65,000	40,000				
U/G W. Cherry		87,500	72,500				
U/G Lawrence St.		160,000	62,500				
U/G Woodbridge St.			240,000				
Highway Crossing: 196 & Adams St.				115,000			
Highway Crossing: 196 & State St.					142,500		
Highway Crossing: 196 & 88th Ave						350,000	
Highway Crossing: 196 & Byron Rd East & West							
Highway Crossing: 196 & Byron Rd North & South							
Sub-Total Distribution Sys. Impr.	1,473,074	2,306,000	1,402,500	1,067,500	645,000	672,500	885,000
Substation Improvements							
Substation Improvements/Revenue Meters		20,000					
Northside Sub and Circuit Exits (GRP #401)	1,225,400						
Fairview Transformer Replacement (GRP #301) - Project 826	371,446	500,000					
Fairview 69kV Breaker Replacement		500,000					
Riley 69kV Breaker Replacement			500,000				
Sub-Total Substation Equipment Impr.	1,596,846	520,000	500,000	-	-	-	-
Vehicle Additions/Improvements							
Vehicle - Service Truck		225,000					
Vehicle - Large Bucket	310,000						
Vehicle - Digger Truck		335,000					
Vehicle - Light	49,100	52,000	60,000	100,000	50,000	450,000	52,000
Sub-Total Vehicle Acquisition	359,100	387,000	285,000	100,000	400,000	502,000	-
Tools							
Electric Meter Accuracy Tester		44,450					
Phase Checker		9,500					
Sub-Total Tools	53,950	-	-	-	-	-	-
Technology Improvements							
Outage Management / Customer Notification (OMS)							
Replace Utility Billing Software (75%) Implementation		215,030					
Sub-Total Technology	215,030	-	-	-	-	-	-
TOTAL CAPITAL EXPENDITURES	3,746,900	3,213,000	2,187,500	1,317,500	1,045,000	1,174,500	885,000

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Electric Revenue Bonds							
Contribution in Aid of Construction	2,390,074	50,000	50,000	50,000	50,000	50,000	50,000
Grants							
Replacement Reserves -- Imp. And Additions	1,356,826	3,163,000	2,137,500	1,267,500	995,000	1,124,500	835,000
TOTAL SOURCE OF FUNDS	3,746,900	3,213,000	2,187,500	1,317,500	1,045,000	1,174,500	885,000

CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM

GENERATION & FACILITIES
ELECTRIC UTILITY TYPE IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Generation System Improvements							
Generation Equipment Improvements - General	25,000	60,000	90,000	25,000	85,000	75,000	75,000
Rebuild Unit #11 Cooling Tower	90,000						
Power Plant - Fire & Gas Detection System		50,000	100,000				
Upgrade Power Plant MCC's (Units 9, 10, 11)	15,000	75,000	75,000	75,000			
New Gas Main at Power Plant (With SEMCO)		70,000					
Upgrade CAT EMCP Controls on (7) CAT Units				60,000	150,000		
Upgrade Controls at Riley Generation			60,000			150,000	
Power Plant Stn Power Xfmr 1 & 2 Replacement							
Power Plant Stn Power Xfmrs & Switching Cabinet Upgrades						450,000	
Replace Two 3,000kVA Transformers at Power Plant							250,000
Power Plant Meeting Space / Conference Room							75,000
New Generation Capacity				9,000,000	9,000,000		
Sub-Total Generation Equipment Impr.	130,000	255,000	325,000	9,160,000	9,235,000	675,000	400,000
Vehicle Additions/Improvements							
Vehicle - Light truck					50,000		
Vehicle - Admin Utility Vehicle				45,000			
Lawn Mowers - Facilities				12,000		7,500	
Sub-Total Vehicle Acquisition	-	-	-	57,000	50,000	7,500	-
Technology Improvements							
SCADA Offline Development Module	55,000						
SCADA AMI & GIS Modules			30,000	35,000			
Sub-Total Technology	55,000	-	30,000	35,000	-	-	-
Facilities							
Building Improvements - General	15,000				25,000		75,000
Riley Generation UPS - Replace	15,000						
West Washington UPS - Replace							
Repave Riley & Perry Substations	50,000			8,000			
Roof Replacements - Various Locations				65,000			
Water Warehouse Parking & Other Improvements							
Install Fire Detection System in North Warehouse	4,125						
BPW Office Remodel & Expansion	75,000	1,875,000		40,000		60,000	70,000
Sub-Total Facilities	159,125	1,875,000	113,000	25,000	60,000	70,000	75,000
TOTAL CAPITAL EXPENDITURES	344,125	2,130,000	468,000	9,277,000	9,345,000	752,500	475,000

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Electric Revenue Bonds							
Contribution in Aid of Construction							
Grants							
Replacement Reserves -- Imp. And Additions	344,125	2,130,000	468,000	9,277,000	9,345,000	752,500	475,000
TOTAL SOURCE OF FUNDS	344,125	2,130,000	468,000	9,277,000	9,345,000	752,500	475,000

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

**WATER UTILITY TYPE IMPROVEMENTS
FY 2026 – 2031**

PROJECT DESCRIPTIONS:

DISTRIBUTION SYSTEM IMPROVEMENTS AND STREET PROJECTS: Plans for water distribution system replacements and/or improvements to be completed in conjunction with the City of Zeeland five-year street construction program. These projects will provide availability to new water customers and improved service to existing customers:

FY2026 Acquisitions include:

- A. Other Water Main and Distribution System Improvements
- B. Meter Replacement & AMI
- C. Galvanized Service Line Replacements
- D. City Street Reconstruction Projects – Taft (Main – Huizenga)
- E. City Street Reconstruction Projects- Jefferson (Lawrence South to Dead End)
- F. City Street Reconstruction Projects- West Lawrence (Jefferson to Taft)
- G. Install 70' X 60' concrete / asphalt at 80th Street Tank

FY2027 Acquisitions include:

- A. Other Water Main and Distribution System Improvements
- B. Meter Replacement & AMI
- C. Galvanized Service Line Replacements
- D. City Street Reconstruction Projects – Church (Washington to Lincoln)
- E. 500,000-gallon elevated tank painting and restoration

FY2028 Acquisitions include:

- A. Other Water Main and Distribution System Improvements
- B. Meter Replacement & AMI
- C. Galvanized Service Line Replacements
- D. City Street Reconstruction Projects – Goodrich (E. Central to E. Lincoln)
- E. City Street Reconstruction Projects – Winterhalder (W. Central North to Dead End)
- F. 80th Street Tank Painting and Restoration

FY2029 Acquisitions include:

- A. Other Water Main and Distribution System Improvements
- B. Meter Replacement & AMI
- C. Galvanized Service Line Replacements
- D. City Street Reconstruction Projects – W. Valley Dr (S. Jefferson to S. Taft)
- E. City Street Reconstruction Projects – S. Jefferson (W. Valley South to W. Huizenga)
- F. City Street Reconstruction Projects- S. Westenbroek (W. Huizenga N. to Dead End)
- G. City Street Reconstruction Projects- Hillview Dr. 9S. Westenbroek to S. Jefferson

FY2030 Acquisitions include:

- A. Other Water Main and Distribution System Improvements
- B. City Street Reconstruction Projects – W. Valley Dr (S. Jefferson to S. Taft)
- C. City Street Reconstruction Projects – S. Jefferson (W. Valley South to W. Huizenga)
- D. City Street Reconstruction Projects- S. Westenbroek (W. Huizenga N. to Dead End)
- E. City Street Reconstruction Projects- Hillview Dr. 9S. Westenbroek to S. Jefferson

FY2031 Acquisitions include:

- A. Other Water Main and Distribution System Improvements
- B. City Street Reconstruction Projects – Williams (101st to 103rd)

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

**WATER UTILITY TYPE IMPROVEMENTS
FY 2026 – 2031**

VEHICLE ACQUISITIONS: Plans for the purchase of necessary water department vehicles for operational purposes:

FY2026 Acquisitions include:

- A. Purchase Forklift for Water Warehouse
- B. Replace Pickup Truck #551
- C. Replace Pickup Truck #553

FY2027 Acquisitions include:

FY2028 Acquisitions include:

- A. Replace Hybrid Car #543 With Vehicle for BPW Admin (25%)
- B. Replace Zero-Turn Lawn Mower (25%)

FY2029 Acquisitions include:

FY2030 Acquisitions include:

- A. Replace Riding Lawn Mower (25%)
- B. Replace Pickup Truck #558
- C. Replace Pickup Truck #559

FY2031 Acquisitions include:

TECHNOLOGY IMPROVEMENTS: Office computers, computer upgrades and replacements, computer peripheral device and related upgrades, office equipment, security and communications devices and related upgrades, and SCADA system equipment:

Major FY2026 Projects include:

- A. SCADA Replacement

BUILDING IMPROVEMENTS: Construction of new or remodeling of old facilities, roofing repair or replacement, and other building improvements of a significant nature that will extend the life of facilities:

Major FY2026 Projects include:

- A. BPW Office Remodel & Expansion (25%)

Major FY2027 Projects include:

- A. Install Fire Detection System in Water Warehouse

**CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM**

WATER UTILITY TYPE IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Street Projects							
Taft (Main-Huizenga)	400,000	778,000					
Jefferson (Lawrence South to Dead End)		200,000					
West Lawrence (Jefferson to Taft)		220,000					
Church (Washington to Lincoln)							
Goodrich (E. Central to E. Lincoln)							
Winterhaulder (W. Central North to DeadEnd)							
W. Valley DR. (S. Jefferson to S. Taft)							
S. Jefferson (W. Valley South to W. Huizenga)							
S. Westenbroek (W. Huizenga N. to Deadend)							
Hillview Dr. (S. Westenbroek to S. Jefferson)							
Williams (101st to 103rd)	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Other Water Main Projects							
Sub-Total Street Projects	700,000	1,498,000	1,540,000	880,000	825,000	825,000	975,000
Distribution Improvements							
Meter Replacement & AMI - MXU's/First 3 years of Software	500,000	100,000	50,000	50,000	50,000	50,000	
Galvanized Service Line Replacements	800,000	750,000	600,000	100,000	50,000		
Tank Painting and Restoration 500,000			300,000				
Tank Painting and Restoration 1.5 mg (80th st)				400,000			
Concrete/Asphalt 80th st tank-70'x60'	45,000	50,000	60,000	60,000	60,000	60,000	60,000
Other Distribution System Improvements							
Sub-Total Distribution System Improvements	1,345,000	960,000	1,010,000	610,000	160,000	60,000	60,000
Vehicle Additions/Improvements							
Vehicle Acquisitions		92,000					
Forklift		35,000					
Vehicle - Admin Utility Vehicle					15,000		
Lawn Mowers - Facilities					4,000		2,500
Sub-Total Vehicle Additions/Improvements	-	127,000	-	19,000	-	102,500	-
Technology Improvements							
Outage Management / Customer Notification (OMS)							
Replace Utility Billing Software (25%) - evaluation FY23, implementation FY24	71,677	150,000					
SCADA Replacement							
Sub-Total Technology Improvements	71,677	150,000	-	-	-	-	-
Facilities							
Water Warehouse Parking & Other Improvements	12,375						
Install Fire Detection System in Water Warehouse							
BPW Office Remodel & Expansion	25,000	625,000	35,000				
Sub-Total Facilities	37,375	625,000	35,000	-	-	-	-
TOTAL CAPITAL EXPENDITURES	2,154,052	3,360,000	2,585,000	1,509,000	985,000	987,500	1,035,000
SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water System Revenue Bonds							
Grants							
Contributions in Aid of Construction	20,000	25,000	25,000	25,000	25,000	25,000	25,000
Replacement Reserves - Imp. and Additions	2,134,052	3,335,000	2,560,000	1,484,000	960,000	962,500	1,010,000
TOTAL SOURCE OF FUNDS	2,154,052	3,360,000	2,585,000	1,509,000	985,000	987,500	1,035,000

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

CLEAN WATER UTILITY TYPE IMPROVEMENTS

IMPROVEMENTS TO COLLECTION SYSTEM IMPROVEMENTS: A multi-year schedule to replace deteriorated and worn-out sanitary sewer collection pipes in conjunction with the annual street construction program. This project will result in improved sewer collection operations and reduced flow restrictions and backups.

In FY 2026, the sludge thickening tank will be rebuilt.

**CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM**

CLEAN WATER UTILITY TYPE IMPROVEMENTS

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Clean Water Plant Capital Improvements							
UV Disinfection Improvements (estimated 2.2 MD)	730,000						
Replace Old Plant Generator	332,000						
Rebuild Sludge Thickening Tank		600,000					
Lab update / locker room / heating (2009)			400,000				
Rebuild Final Clarifier #2				625,000			
Tertiary treatment (disc filter) - Multi-year project					800,000	800,000	800,000
Total Clean Water Plant Capital Improvements	1,062,000	600,000	400,000	625,000	800,000	800,000	800,000
Transmission System Improvements							
Church St. (West Washington to Lincoln)							
Taft St. (Main to Huijzen)	500,000	500,000	2,700,000				
Zeeland Christian Transmission Line				400,000			
Goodrich (Central to Lincoln)				175,000			
Winterhalder (Central to Dead End)				125,000			
Valley, S. Jefferson, Westenbroek, Hillview					265,000	265,000	
Williams Ave. (101st to 103rd)							325,000
Total Transmission System Improvements	500,000	500,000	2,700,000	700,000	265,000	265,000	325,000
Equipment/Vehicle Replacements							
Replace 2010 Ford Pickup	50,000						
Replace 2017 Ford Escape			50,000				
Replace 2019 Ford Pickup						60,000	
Total Equipment/Vehicle Replacement	50,000	-	50,000	-	-	60,000	-
TOTAL CAPITAL EXPENDITURES	1,612,000	1,100,000	3,150,000	1,325,000	1,065,000	1,125,000	1,125,000

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Clean Water Fund Reserves	550,000	500,000	550,000	700,000	265,000	325,000	325,000
Repair and Replacent Fund	1,062,000	600,000	400,000	625,000	800,000	800,000	800,000
425 Area/Zeeland Township Contribution			2,200,000				
Holland/Zeeland Township Contribution							
Clean Water Fund Bonds/SRF Loan							
EDA Grant Funding							
TOTAL SOURCE OF FUNDS	1,612,000	1,100,000	3,150,000	1,325,000	1,065,000	1,125,000	1,125,000

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM**

FACILITIES MAINTENANCE

GENERAL BUILDING IMPROVEMENTS:

City Hall: No maintenance projects currently scheduled.

Roosevelt Fire Station: No maintenance projects currently scheduled.

Howard Miller Library: Chiller replacement.

Community Center: Chiller replacement.

Street Maintenance Facility: No maintenance projects currently scheduled.

Public Safety Building: Rooftop HVAC units, parking bay unit heater, water heater and building automation system.

Cemetery Building: No maintenance projects currently scheduled.

CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM

FACILITIES MAINTENANCE

PROJECT TITLE	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<u>City Hall</u> Main Floor Conference Room Update	20,000						
	20,000	-	-	-	-	-	-
<u>Roosevelt Fire Station</u> New Office Furniture Entrance Wall Repair	10,000 10,000						
	20,000	-	-	-	-	-	-
<u>Howard Miller Library/Community Center</u> L.T. Closet HVAC Humidifier Elevator Upgrade West Activity Room Flooring Refrigerators Chiller Replacement	10,000 20,000 220,000 35,000 5,000	250,000					
	290,000	250,000	-	-	-	-	-
<u>Street Garage</u> Sealing of Exterior Brick Floor Drains	10,000	25,000					
	10,000	25,000	-	-	-	-	-
<u>Public Safety Building</u> Bulletproof Glass in Ext. Windows Generator Fence Rooftop HVAC Units Parking Bay Unit Heater Water Heater Building Automation System	30,000 10,000	20,000 10,000 15,000 50,000					
	40,000	95,000	-	-	-	-	-
TOTAL CAPITAL EXPENDITURES	380,000	370,000	0	0	0	0	0

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Rental Fees (Fund 631)	115,000						
General Fund (101)							
City Building Fund (477)	220,000	250,000					
Facilities Maint Fund Reserves (631)	45,000	120,000	-	-	-	-	-
Bond Proceeds							
Grants - Homeland Security							
TOTAL SOURCE OF FUNDS	380,000	370,000	-	-	-	-	-

**CITY OF ZEELAND
CAPITAL IMPROVEMENT PROGRAM
MOTOR POOL ACQUISITIONS**

Vehicle and equipment replacements and acquisitions for most vehicles and maintenance equipment are funded in the Motor Pool Fund. Current replacement value of vehicles (net capital assets) as of June 30, 2024 was \$3,637,898. Cash reserves on hand for replacement of vehicles and equipment as of June 30, 2024 was \$2,474,871. Policy states that these reserves should be a minimum of 33% to 38% of estimated current replacement cost.

CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM

MOTOR POOL

ASSET ACQUISITIONS	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Fiscal Year 2025							
Replace 2019 Police Vehicle	47,131						
Replace 2016 John Deere Tractor w/Mower & Snowplow	30,613						
Replace 1998 Saber Pumper Fire Truck	1,008,986						
Replace 2020 John Deere Z9945R Mower	28,456						
Replace 2010 International Dump	194,000						
Implement Replacement	40,000						
	1,349,186	-	-	-	-	-	-
Fiscal Year 2026							
Replace 2020 Police Vehicle		48,536					
Replace 2021 Daihatsu Mini Truck		28,525					
Replace 2016 Trackless MT6 Tractor		211,756					
Replace 2022 John Deere Z930M Z Track Mower		16,318					
Implement Replacement		40,000					
	-	345,135	-	-	-	-	-
Fiscal Year 2027							
Replace 2021 Police Vehicle			53,481				
Replace 2022 John Deere Z930M Z Track Mower			16,318				
Replace 1997 Spartan Saulsbury Heavy Rescue			713,120				
Replace 2012 Komatsu Loader			275,354				
Replace 2017 Ford F-150			46,213				
Replace 2021 Daihatsu Mini Truck			28,525				
Implement Replacement			40,000				
	-	-	1,173,012	-	-	-	-

CITY OF ZEELAND
2025-26 FISCAL YEAR BUDGET
CAPITAL IMPROVEMENT PROGRAM

MOTOR POOL

ASSET ACQUISITIONS	Estimated FY 2025	6-Year Plan					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Fiscal Year 2028							
Replace 2022 Police Vehicle				53,481			
Replace 2018 Chevy Truck Fire				106,464			
Replace 2019 Chevy Truck Fire				106,561			
Replace 2018 Ford Edge				44,702			
Replace 2018 Ford F-150				45,879			
Replace 2014 Freightliner				215,000			
Implement Replacement				40,000			
	-	-	-	612,087	-	-	-
Fiscal Year 2029							
Replace 2023 Police Tahoe					54,035		
Replace 2019 Ford F-150 Building Maint.					54,583		
Replace Fire Truck #1943					2,577,409		
Implement Replacement					40,000		
	-	-	-	-	2,726,027	-	-
Fiscal Year 2030							
Replace 2024 Police Tahoe						62,638	
Replace 2015 Elgin Whirlwind Vacuum Street Sweeper						467,333	
Replace 2020 John Deere Z9945R Mower						36,317	
Replace 2018 John Deere Tractor w/ Mower						42,500	
Implement Replacement						40,000	
	-	-	-	-	-	648,788	-
Fiscal Year 2031							
2021 GMC Terrain (Com-Dev)							41,278
2021 Chevy Tahoe Fire Command							105,392
2016 Freightliner Dump							222,591
2019 Chevy Police Tahoe							63,160
John Deere X754 Lawn Tractor							92,188
2021 Daihatsu Mini Truck							36,406
2021 Daihatsu Mini Truck							36,406
John Deere Tractor w/ Mower & Snowplow							35,679
	-	-	-	-	-	-	633,100
TOTAL CAPITAL EXPENDITURES	1,349,186	345,135	1,173,012	612,087	2,726,027	648,788	633,100

SOURCE OF FUNDS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Reserves for Replacement of Vehicles & Equipment	1,349,186	345,135	1,173,012	612,087	2,726,027	648,788	633,100
TOTAL SOURCE OF FUNDS	1,349,186	345,135	1,173,012	612,087	2,726,027	648,788	633,100

**NOTICE OF PUBLIC HEARING
CITY OF ZEELAND
PLANNING COMMISSION HEARING**

Take notice that the Planning Commission whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is 772-0872, will meet:

Thursday, October 2, 2025

5:50 P.M.

City Hall Auditorium

in regard to the following matter:

The rezoning of property owned by Redlum 12:2 LLC from I-1, the Light Industrial Zone District to I-2, the General Industrial Zone District. The property is commonly known as 500 N. Centennial Street, Zeeland, Michigan. The property to be rezoned is legally described as follows:

Part of the Northwest 1/4 of Section 18, Town 5 North, Range 14 West, City of Zeeland, Ottawa County Michigan described as: Commencing at the North 1/4 corner of said Section 18; thence South 00 degrees 00' 00" West 1224.80 feet along the North and South 1/4 line of said Section; thence South 34 degrees 44' 50" West 28.93 feet; thence Southwesterly 136.66 feet along a 267.00 foot radius curve to the right, the chord of which bears South 49 degrees 24' 35" West 135.17 feet; thence Southwesterly 275.34 feet along a 2967.00 foot radius curve to the right, the chord of which bears South 66 degrees 43' 51" West 275.24 feet; thence South 69 degrees 23' 22" West 181.76 feet; thence Southwesterly 96.05 feet along a 267.00 foot radius curve to the right, the chord of which bears South 79 degrees 41' 41" West 95.53 feet; thence South 90 degrees 00' 00" West 17.00 feet; thence North 00 degrees 00' 00" East 57.37 feet along the East line of Centennial Street; thence South 90 degrees 00' 00" West 66.00 feet; thence South 00 degrees 00' 00" West 106.95 feet along the West line of Centennial Street to the Point of Beginning; thence continuing S00°00'00"W 40.81 feet along said West line; thence S63°33'10"W 23.10 feet; thence S89°28'38"W 197.20 feet; thence N77°56'31"W 113.97 feet; thence N47°08'48"W 4.35 feet; thence N76°31'30"W 135.15 feet; thence S89°51'59"E 492.94 feet to the Point of Beginning.

A map of the property may be obtained in the Zoning Administrator's Office from 8:30 to 12:00 A.M. and from 1:00 to 5:00 P.M. on any day not a holiday from Monday through Friday. The public or anyone receiving this notice may present their written or oral comments at the said hearing.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office 772-6400.

Dated: September 9, 2025

Kristi DeVerney
Chief Interim Deputy Clerk



REZONING APPLICATION
Planning Commission
City of Zeeland

Community Development Department
21 S ELM ST- ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

Received by _____ Date _____ \$350 Fee _____ Check No _____

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, nationality, color, marital status, handicap or political belief.

Please submit this application with related documents at least 30 days prior to the requested Planning Commission meeting (usually 1st Thursday of the month). Please note that additional fees for professional services may be incurred and billed to you if necessary. The applicant or a representative is required to present the application at the Planning Commission meeting.

I PROPERTY INFORMATION

Property address 600 N. Centennial Street	Parcel number 70- 17-18-100-104		
Property size (acres) 74.11 acres	Frontage Riley St.- 2,083	Depth 1,510	
Current zoning Industrial I-2	Requested zoning I-2 including parcel line adjustment		
Adjacent zoning North HCT	South I-1	East I-1	West HCT
Master Plan Land Use Industrial	Is request consistent with Master Plan Land Use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Proposed use of property Existing use to remain			

II CONTACT INFORMATION

Property owner Gentex Corporation	Contact Scott Heerema		
Phone 616.772.1800	Email scott.heerema@gentex.com		
Applicant Same as Property Owner	Company		
Address 500/600	City Zeeland	State MI	Zip 49464
Phone	Email		
Applicant's interest in property Owner			

III SIG NATURES

The undersigned hereby certifies that the information given in the application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, as well as major revisions and/or additional reviews could delay placement on the agenda or action by the Planning Commission.

SIGNATURE OF APPLICANT _____ Date: _____

Signature of property owner (if other than applicant)

Scott Heerema

SIGNATURE OF OWNER: _____ Date: September 4, 2025



September 5, 2025

Mr. Tim Maday, Community Development Director
City of Zeeland
21 S. Elm Street
Zeeland, Michigan 49464

RE: Gentex Incorporation/Redlum, LLC
Parcel Line Adjustment & Partial Rezone
Nederveld ID: 25201131

Dear Mr. Maday:

Enclosed, please find a copy of the application packet for the proposed parcel line adjustment & partial rezone located at 500/600 N. Centennial Street. We also include a partial release of a recorded Restrictive Covenant (and supporting documentation) that will need to be signed by the mayor of the City of Zeeland.

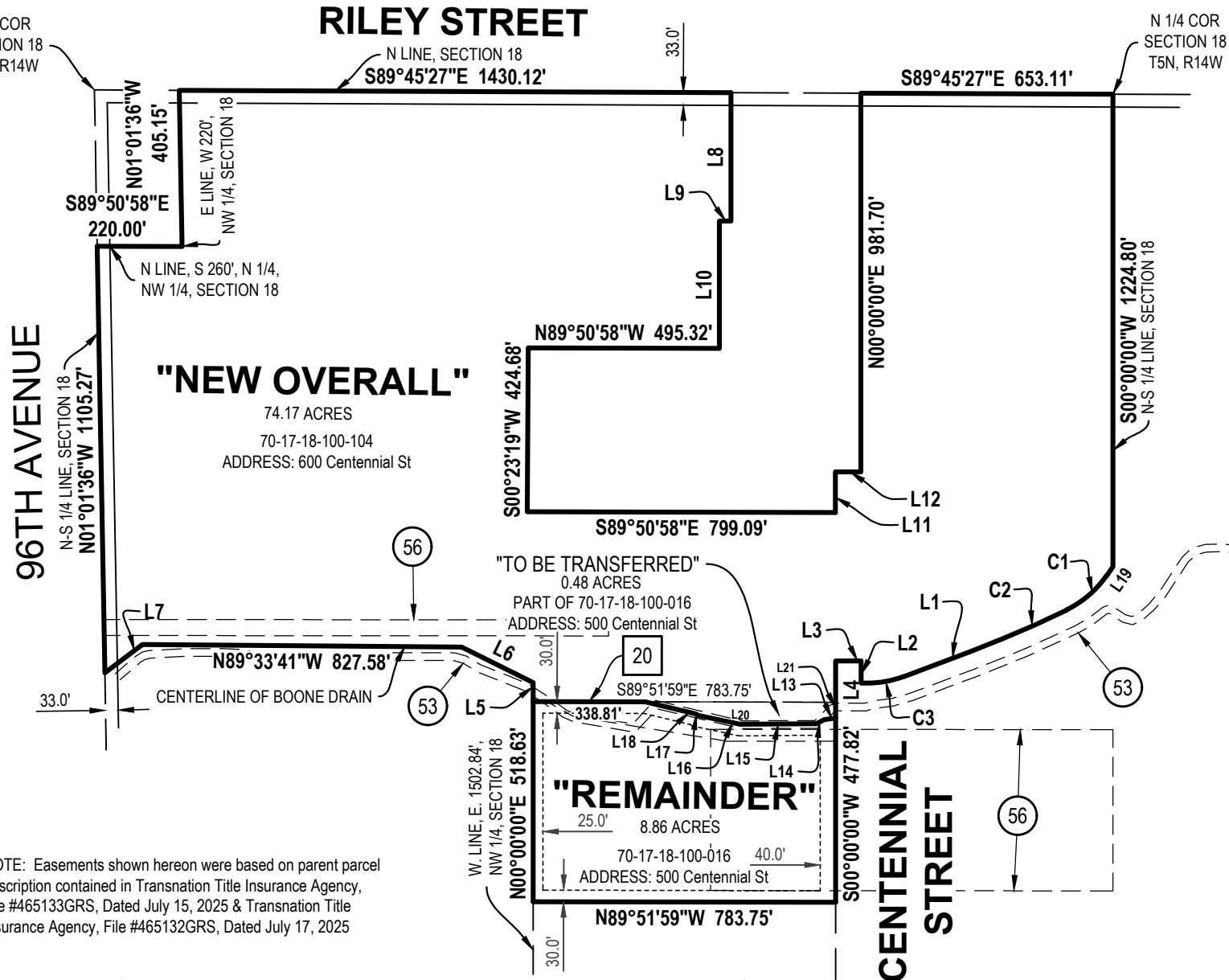
These items are being submitted for plan review/approval at the next regularly scheduled Planning Commission meeting.

If you have any questions, you can reach me at (616)-575-5190 or jdepoy@nederveld.com.

Sincerely,

Jon DePoy
Project Manager

Enclosures

**SURVEYOR'S CERTIFICATE:**

I certify to REDLUM 21:2, LLC and its tenant (ODL, Incorporated) that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

PARTIAL DESCRIPTION

Part of the Northwest 1/4 of Section 18, Town 5 North, Range 14 West, City of Zeeland, Ottawa County, Michigan.

(SEE PAGE 2 OF 2 FOR COMPLETE DESCRIPTIONS)

- 20 Release of Right of way as recorded in Liber 1258, Page 1. As modified in Liber 1257, Page 998. (The easement described in this document is shown on this survey.)
- 53 Non-motorized Pathway Easement City of Zeeland as recorded in Liber 5412, Page 235. (The easement described in this document is shown on this survey.)
- 56 Release of Right of Way as recorded in Liber 5540, Page 709. (The easement described in this document is shown on this survey.)

LEGEND

Zoning Setback Line



By:

Scott A. Hedges Licensed Professional Surveyor No. 4001047953

SCALE: 1" = 400' 0' 200' 400'

Gentex Corp.
Scott Heerema
600 N. Centennial
Zeeland, MI 49464

Oade-500 N Centennial St
500 N Centennial St

DRAWN BY: HM	DATE: 09-03-25	PRJ #: 25201131DSC
REV. BY:	REV. DATE:	
REV.:		1 OF 2

NORTH
N
Holland
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449
Grand Rapids • Ann Arbor

DESCRIPTION

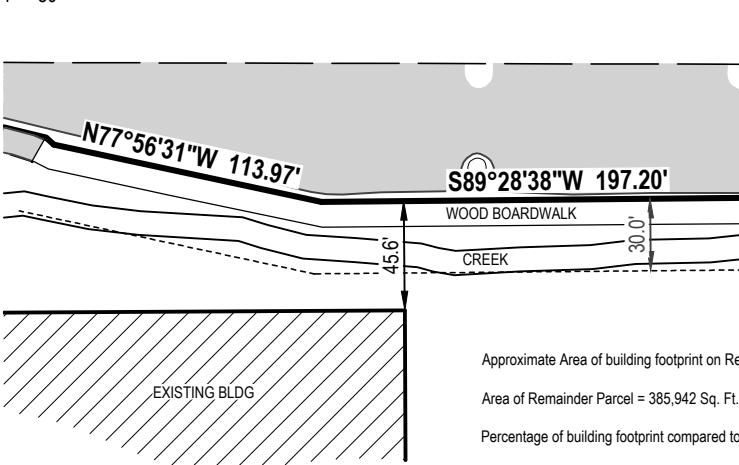
New Overall: Part of the Northwest 1/4 of Section 18, Town 5 North, Range 14 West, City of Zeeland, Ottawa County Michigan described as: Beginning at the North 1/4 corner of said Section 18; thence South 00 degrees 00' 00" West 1224.80 feet along the North and South 1/4 line of said Section; thence South 34 degrees 44' 50" West 28.93 feet; thence Southwesterly 136.66 feet along a 267.00 foot radius curve to the right, the chord of which bears South 49 degrees 24' 35" West 135.17 feet; thence Southwesterly 275.34 feet along a 2967.00 foot radius curve to the right, the chord of which bears South 66 degrees 43' 51" West 275.24 feet; thence South 69 degrees 23' 22" West 181.76 feet; thence Southwesterly 96.05 feet along a 267.00 foot radius curve to the right, the chord of which bears South 79 degrees 41' 41" West 95.53 feet; thence South 90 degrees 00' 00" West 17.00 feet; thence North 00 degrees 00' 00" East 57.37 feet along the East line of Centennial Street; thence South 90 degrees 00' 00" West 66.00 feet; thence South 00 degrees 00' 00" West 147.76 feet along the West line of Centennial Street; thence S63°33'10"W 23.10 feet; thence S89°28'38"W 197.20 feet; thence N77°56'31"W 113.97 feet; thence N47°08'48"W 4.35 feet; thence N76°31'30"W 135.15 feet; thence N89°51'59"W 338.81 feet; thence North 00 degrees 00' 00" East 49.32 feet along the West line of the East 1502.84 feet of said Northwest 1/4 to a point on the centerline of Boone Drain; thence North 63 degrees 32' 21" West 206.86 feet along said centerline; thence North 89 degrees 33' 41" West 827.58 feet along said centerline; thence South 53 degrees 09' 35" West 121.89 feet along said centerline; thence North 01 degree 01' 36" West 1105.27 feet along the West line of said Northwest 1/4; thence South 89 degrees 50' 58" East 220.00 feet along the North line of the South 260.00 feet of the North 1/4 of said Northwest 1/4; thence North 01 degree 01' 36" West 405.15 feet along the East line of the West 220 feet of said Northwest 1/4; thence South 89 degrees 45' 27" East 1430.12 feet along the North line of said Northwest 1/4; thence South 00 degrees 00' 00" West 332.78 feet; thence North 89 degrees 45' 27" West 30.00 feet; thence South 00 degrees 00' 00" West 330.00 feet; thence North 89 degrees 50' 58" West 495.32 feet along the South line of the North 1/2 of the North 1/2 of said Northwest 1/4; thence South 00 degrees 23' 19" West 424.68 feet; thence South 89 degrees 50' 58" East 799.09 feet; thence North 00 degrees 00' 00" East 105.00 feet along the West line of Centennial Street; thence North 90 degrees 00' 00" East 66.00 feet; thence North 00 degrees 00' 00" East 981.70 feet along the East line of Centennial Street; thence South 89 degrees 45' 27" East 653.11 feet along the North line of said Northwest 1/4 to said North 1/4 corner and the point of beginning. Contains 74.18 acres. Subject to highway right-of-way for Riley Street & 96th Avenue over the Northerly and Westerly most 33.00 feet thereof. Subject to easements, restrictions and rights-of-way of record.

Remainder: Part of the Northwest 1/4 of Section 18, Town 5 North, Range 14 West, City of Zeeland, Ottawa County Michigan described as: Commencing at the North 1/4 corner of said Section 18; thence South 00 degrees 00' 00" West 1224.80 feet along the North and South 1/4 line of said Section; thence South 34 degrees 44' 50" West 28.93 feet; thence Southwesterly 136.66 feet along a 267.00 foot radius curve to the right, the chord of which bears South 49 degrees 24' 35" West 135.17 feet; thence Southwesterly 275.34 feet along a 2967.00 foot radius curve to the right, the chord of which bears South 66 degrees 43' 51" West 275.24 feet; thence South 69 degrees 23' 22" West 181.76 feet; thence Southwesterly 96.05 feet along a 267.00 foot radius curve to the right, the chord of which bears South 79 degrees 41' 41" West 95.53 feet; thence South 90 degrees 00' 00" West 17.00 feet; thence North 00 degrees 00' 00" East 57.37 feet along the East line of Centennial Street; thence South 90 degrees 00' 00" West 66.00 feet; thence South 00 degrees 00' 00" West 147.76 feet along the West line of Centennial Street to the Point of Beginning; thence continuing S00°00'00"W 477.82 feet along said West line; thence N89°51'59"W 783.75 feet; thence N00°00'00"E 518.63 feet along the West line of the East 1502.84 feet of the Northwest 1/4 of said Section; thence S89°51'59"E 338.81 feet; thence S76°31'30"E 135.15 feet; thence S47°08'48"E 4.35 feet; thence S77°56'31"E 113.97 feet; thence N89°28'38"E 197.20 feet; thence N63°33'10"E 23.10 feet; thence N81°43'47"E 29.30 feet to the Point of Beginning. Contains 8.86 acres. Subject to easements, restrictions and rights-of-way of record.

To Be Transferred: Part of the Northwest 1/4 of Section 18, Town 5 North, Range 14 West, City of Zeeland, Ottawa County Michigan described as: Commencing at the North 1/4 corner of said Section 18; thence South 00 degrees 00' 00" West 1224.80 feet along the North and South 1/4 line of said Section; thence South 34 degrees 44' 50" West 28.93 feet; thence Southwesterly 136.66 feet along a 267.00 foot radius curve to the right, the chord of which bears South 49 degrees 24' 35" West 135.17 feet; thence Southwesterly 275.34 feet along a 2967.00 foot radius curve to the right, the chord of which bears South 66 degrees 43' 51" West 275.24 feet; thence South 69 degrees 23' 22" West 181.76 feet; thence Southwesterly 96.05 feet along a 267.00 foot radius curve to the right, the chord of which bears South 79 degrees 41' 41" West 95.53 feet; thence South 90 degrees 00' 00" West 17.00 feet; thence North 00 degrees 00' 00" East 57.37 feet along the East line of Centennial Street; thence South 90 degrees 00' 00" West 66.00 feet; thence South 00 degrees 00' 00" West 106.95 feet along the West line of Centennial Street to the Point of Beginning; thence continuing S00°00'00"W 40.81 feet along said West line; thence S63°33'10"W 23.10 feet; thence S89°28'38"W 197.20 feet; thence N77°56'31"W 113.97 feet; thence N47°08'48"W 4.35 feet; thence N76°31'30"W 135.15 feet; thence S89°51'59"E 492.94 feet to the Point of Beginning. Contains 0.48 acres. Subject to easements, restrictions and rights-of-way of record.

DETAIL

1" = 80



This survey 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.

SURVEYOR'S CERTIFICATE:

I certify to REDLUM 21:2, LLC and its tenant (ODL, Incorporated) that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°23'22" W	181.76'
L2	N00°00'00" E	57.37'
L3	N90°00'00" W	66.00'
L4	S00°00'00" E	147.76'
L5	N00°00'00" E	49.32'
L6	N63°32'21" W	206.86'
L7	S53°09'35" W	121.89'
L8	S00°00'00" E	332.78'
L9	N89°45'27" W	30.00'
L10	S00°00'00" E	330.00'
L11	N00°00'00" E	105.00'
L12	N90°00'00" E	66.00'
L13	N81°43'57" E	29.30'
L14	N63°33'10" E	23.10'
L15	N89°28'38" E	197.20'
L16	S77°56'31" E	113.97'
L17	N47°08'48" W	4.35'
L18	S76°31'30" E	135.15'
L19	S34°44'50" W	28.93'
L20	N89°51'59" W	492.94'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N00°00'00"E	40.81'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	136.66'	267.00'	29°19'34"	N49°24'37"E	135.17'
C2	275.34'	2967.00'	5°19'02"	N66°43'54"E	275.24'
C3	96.05'	267.00'	20°36'41"	N79°41'43"E	95.53'

By

Scott A. Hendges Licensed Professional Surveyor No. 4001947953

SCALE: 1" = 400'		0'	200'	400'	
<p>Gentex Corp. Scott Heerema 600 N. Centennial Zeeland, MI 49464</p> <hr/> <p>500 N Centennial St</p>					
DRAWN BY: HM	DATE: 9-3-25	PRJ #: 25201131DSC <hr/> 2 OF 2			
REV. BY:	REV. DATE:				



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

MEMORANDUM

DATE: Thursday, September 25, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **October 2, 2025 Planning Commission meeting agenda – Rezoning Application for portion of 500 N Centennial St – ODL, Inc/Gentex Corporation**

Background: In 1999, ODL Incorporated entered into a 25-year lease agreement with Gentex Corporation to allow Gentex to construct a portion of the parking lot for their corporate headquarters property at 600 N Centennial on a portion of ODL's adjacent 500 N Centennial Street property. The image below generally shows the leased area.



With the expiration of the lease in 2025, the property owners are preparing to transfer the portion of parking lot that is on the 500 N Centennial parcel to become a part of the Gentex parcel at 600 N Centennial Street.

Description of Application: The parcel at 500 N Centennial Street is zoned I-1 – Light Industrial District. The parcel at 600 N Centennial is zoned I-2 – General Industrial District. While the parcels resulting from the proposed transfer both comply with the requirements of their respective districts, before the transfer and property boundary adjustment can occur, the portion proposed to be transferred must be rezoned to the I-2 General Industrial District.

On October 2nd, a public hearing will be held for an application from Gentex Corporation seeking to rezone the .48 acres shown above into the I-2 district to allow for the property transfer and reconfiguration to occur.

City Ordinance review: As stated above, the resulting parcels from the proposed reconfiguration both comply with the lot area, and width requirements for their respective zone district. While the proposed transfer will reduce the side yard setback of the existing building at 500 N Centennial Street, the proposed remaining setback will still comply with the 30' minimum side yard setback requirement of the I-1 zone district.

Staff believes that it is appropriate to approve the rezoning request to facilitate the boundary change.

Next steps: Following the public hearing at the October 2nd meeting, action will be needed to approve or deny the rezoning request. Should it be approved, a resolution formally recommending the zoning change will come before the Commission at its November regular meeting. Following final action from the Commission on November 6th, the request will move to City Council for their consideration and action.

I hope that this memo is helpful in explaining the application that will come before the Commission on July 10th. Please do not hesitate to contact me with any questions regarding this memo, or the related application.



**CITY OF ZEELAND
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Please take notice that the Zeeland City Planning Commission whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-0872, will meet at 5:45pm on Thursday, October 2, 2025 for its regular monthly meeting. The following application will be reviewed at 5:50pm:

Applicant:	Allan Barron
Property Owner:	Mead Johnson & Company
Project Location:	633, 637, 641, 649, 658, 701 & 725 E Main Ave
PIN:	70-17-18-400-045, 70-17-18-400-044, 70-17-18-400-020, 70-17-18-400-023, 70-17-18-400-022, 70-17-18-400-027, 70-17-18-400-041
Zoning:	I-2 – General Industrial District
Description of Request:	Temporary Land Use Application for the construction of a 54,000 square foot, 175 space, temporary parking lot on the south side of existing industrial site. Proposed parking lot is to be accessed from existing driveway.

The public, anyone receiving this notice, or any interested person may be heard or may present their written comments during the said hearing, or may file written comments during normal business hours with the Zoning Administrator's Office prior to the date and time of the public hearing. Information regarding this meeting and the public hearing may be reviewed in the Zoning Administrator's Office from 8:30 A.M. to 12:00 P.M. and from 1:00 P.M. to 4:30 P.M. on any day not a holiday from Monday through Friday.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation, upon being provided with a notice to the City of Zeeland three days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's Office 772-6400.

Dated: September 8, 2025
Timothy Maday – Zoning Administrator



City of Zeeland
SEP 05 2025

TEMPORARY LAND USE &
TEMPORARY STRUCTURES
APPLICATION
Planning Commission
City of Zeeland

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

Received by Received Date SEP 05 2025 \$350 Fee Check No

Please submit this application with site plan (if applicable) at least 30 days prior to the requested Planning Commission meeting (usually the 1st Thursday of the month). The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address 725 E. Main Ave.	Property Tax # 70- 17-18-400-041
Proposed temporary use of property (Portable booth(s), festival tent(s), craft & produce vendor tent(s), circus tents, etc.) Approximately 54,000 sqft temporary asphalt parking lot (175 parking stalls) including required stormwater management structures at the South edge of our property adjacent to Main Avenue per attached drawings. Entry to temporary lot will utilize our existing secure entry to the site from Main Avenue. Construction privacy fencing will be utilized to mitigate visual concerns along Main Avenue.	
Start Date 10/15/2025	End date 10/14/2026
Hours of operation: Will be in use 24/7	

II. CONTACT INFORMATION

Property owner (if other than applicant) Reckitt/Mead Johnson Nutrition	Contact Allan Barron
Phone 847-409-3536	Email allan.barron@reckitt.com

Applicant Allan Barron	Company Reckitt/Mead Johnson Nutrition		
Address 725 E. Main Ave.	City Zeeland	State MI	Zip 49464
Phone 847-409-3536	Email allan.barron@reckitt.com		

III. SIGNATURES

The undersigned hereby certifies that the information given in the application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, as well as major revisions and/or additional reviews could delay placement on the agenda or action by the Planning Commission.

SIGNATURE OF APPLICANT: *A. Barron* Date: 05 SEPT 2025

Signature of property owner (if other than applicant)

SIGNATURE OF OWNER: _____ Date: _____

Please draw and submit a detailed site plan (if applicable) on the 2nd page of this application or attach a separate site plan.



Request for Temporary Land Use Approval for a Temporary Parking Lot at Mead Johnson Nutrition

09SEPT2025

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

Dear Tim,

Please find enclosed a Temporary Land Use application for the Mead Johnson Nutrition property at 725 E. Main Avenue.

This request is to allow for the construction of a temporary parking lot on our property along E. Main Avenue. Drawings for this proposed temporary lot are attached to this submittal.

This lot is necessary to allow for the relocation of some of the existing on-site parking that is currently located within the footprint of the proposed new building. This temporary request is based on the desire to complete this work prior to spring 2026 so that, pending site plan approval - expected early 2026, sitework for the new building can begin without the parking relocation impeding an early spring start.

This temporary lot may, pending site plan approval, become part of the permanent on-site parking plan. As such the design has been completed with all appropriate slopes and underground stormwater structures and piping. This stormwater will flow initially to a temporary on-site detention basin and then to our existing permitted stormwater detention basin. No changes will be made to the outflow to Brower Drain, and Ottawa County will not be impacted.

Our Civil Engineering partner, Dan Lewis of VK Civil, has been reviewing the plan and stormwater calculations with The City's Engineering partner, Al Pennington, and understand that this request is dependent on approval of those calculations.

We understand the concerns of the City and the community regarding the aesthetics along E Main Avenue associated with adjacent parking, as well as with the coming construction, and to mitigate to the best of our ability we plan to install privacy construction fencing along E. Main Avenue (sample shown in attached – messaging to be relevant and in agreement with the city)



We look forward to presenting this to the City Planning Commission and plan to comply with all reasonable requirements from the City. Thank you for your continued support. Please let me know if there is anything else that you require in the meantime.

Respectfully,

Allan Barron
Sr. Manager Engineering, Vivid Project



Proposed Temporary Construction Privacy Fencing (sample only)

THIS DOCUMENT IS INTENDED FOR INFORMATIONAL PURPOSES ONLY AND HAS NOT BEEN THROUGH A QUALITY CONTROL OR QUALITY ASSURANCE PROCESS. THIS DOCUMENT CANNOT BE USED FOR PRICING, BIDDING, PROCUREMENT, PERMITTING, OR CONSTRUCTION.



Vriesman
& Korhorn

www.VKcivil.com
JOB NO. 1471

Byron Center, MI
(616) 277-2185
Kalamazoo, MI
(269) 697-7120



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IPS PROFESSIONAL ENGINEERS AND ARCHITECTS, PC.

CONFIDENTIAL

THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF INTEGRATED PROJECT SERVICES.

THIS DOCUMENT IS THE PROPERTY OF R.B. HEALTH HYGIENE HOME, AND THE INFORMATION CONTAINED HEREIN IS CONSIDERED CONFIDENTIAL. THIS DOCUMENT IS NOT TO BE USED, REPRODUCED OR DISCLOSED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN PERMISSION OF R.B. HEALTH HYGIENE HOME

Approved by

Drafter / Designer mm/61/ff
Project Manager mm/61/ff
Quality Representative mm/61/ff
Operation Manager mm/61/ff
Maintenance Representative mm/61/ff
Customer Representative / Document Manager mm/61/ff

Key Plan



A 14AUG2023 PRELIMINARY DESIGN
rev date description by



Title: GRADING PLAN

project:

location:

C.A.R. OR P.O. NUMBER

SCALE: DATE:

PROJECT MANAGER: DGL

DESIGNER: DGL

DRAFTER: NEF

VENDOR NAME: VK_CIVIL

VENDOR PROJECT NUMBER:

DISCIPLINE:

SYSTEM NAME:

SYSTEM NUMBER:

EQUIPMENT TYPE:

LEGACY NUMBER:

LEGACY DATE:

LEGACY VENDOR:

CAD FILE NAME:

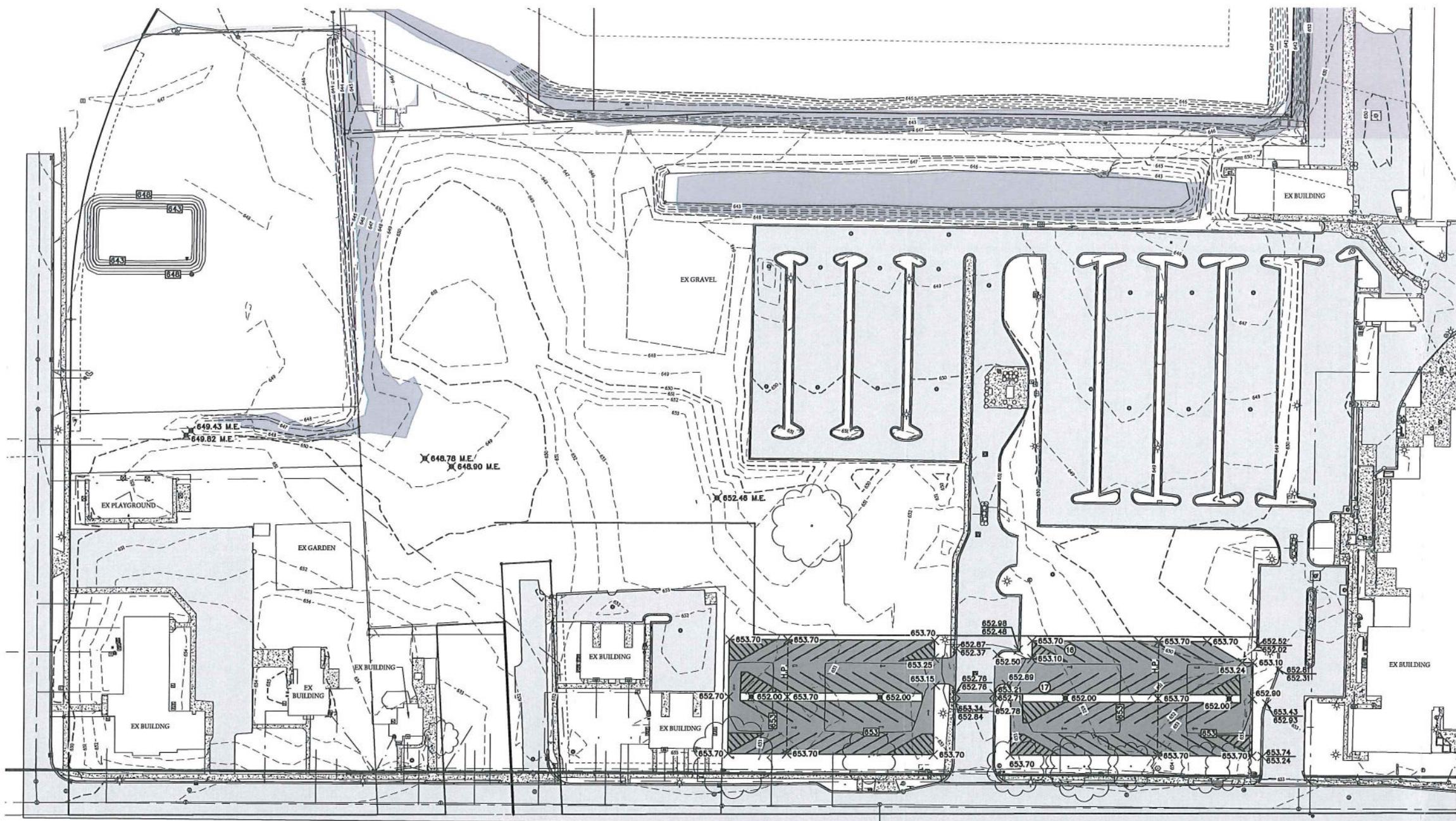
HARD COPY:

DEPARTMENT:

DRAWING NUMBER: S-1

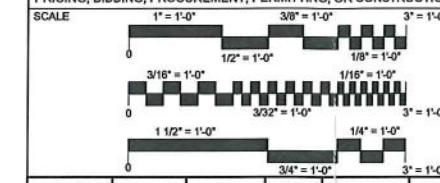
DATE:

Sheet:



PRELIMINARY - NOT FOR CONSTRUCTION

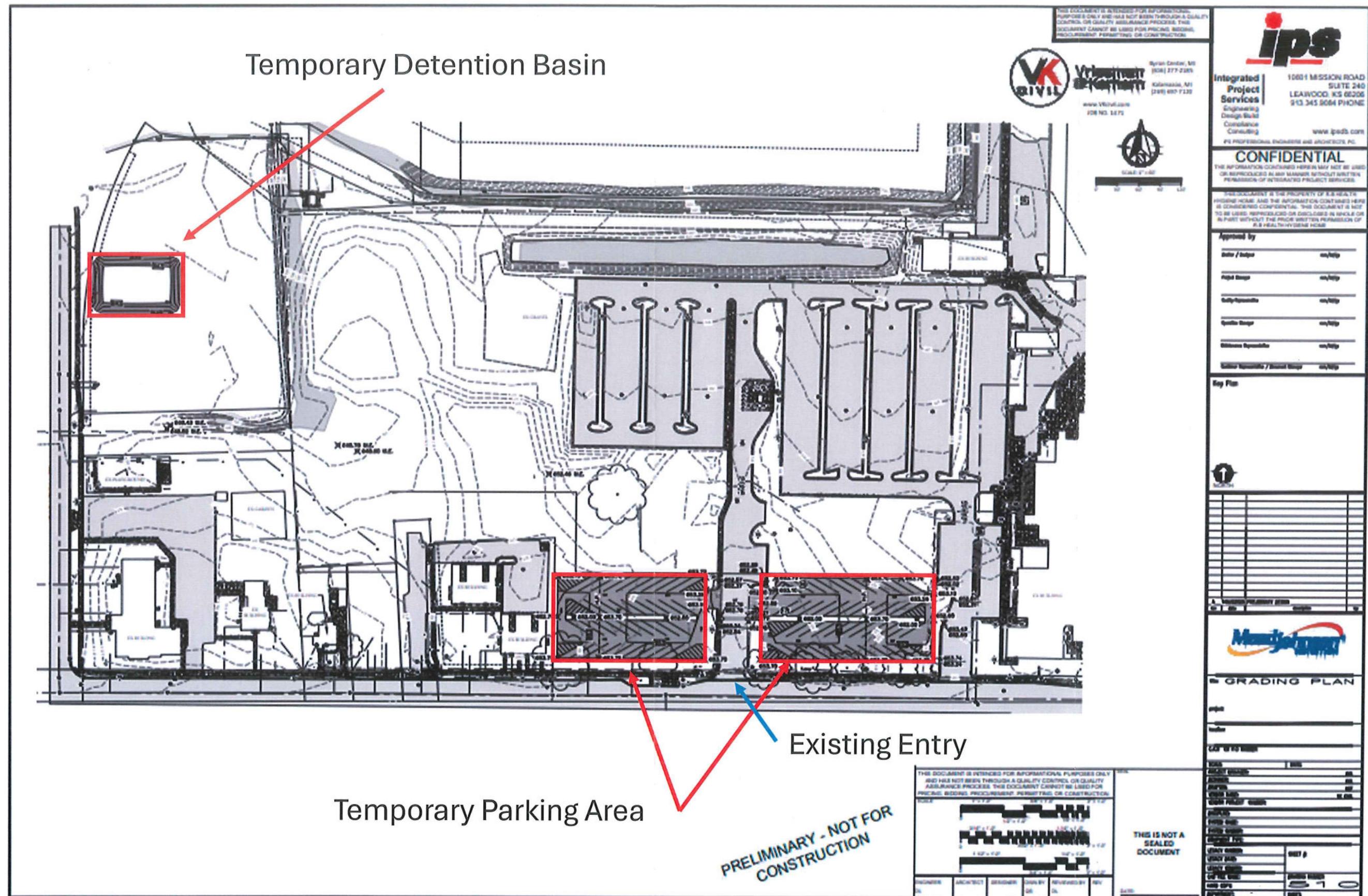
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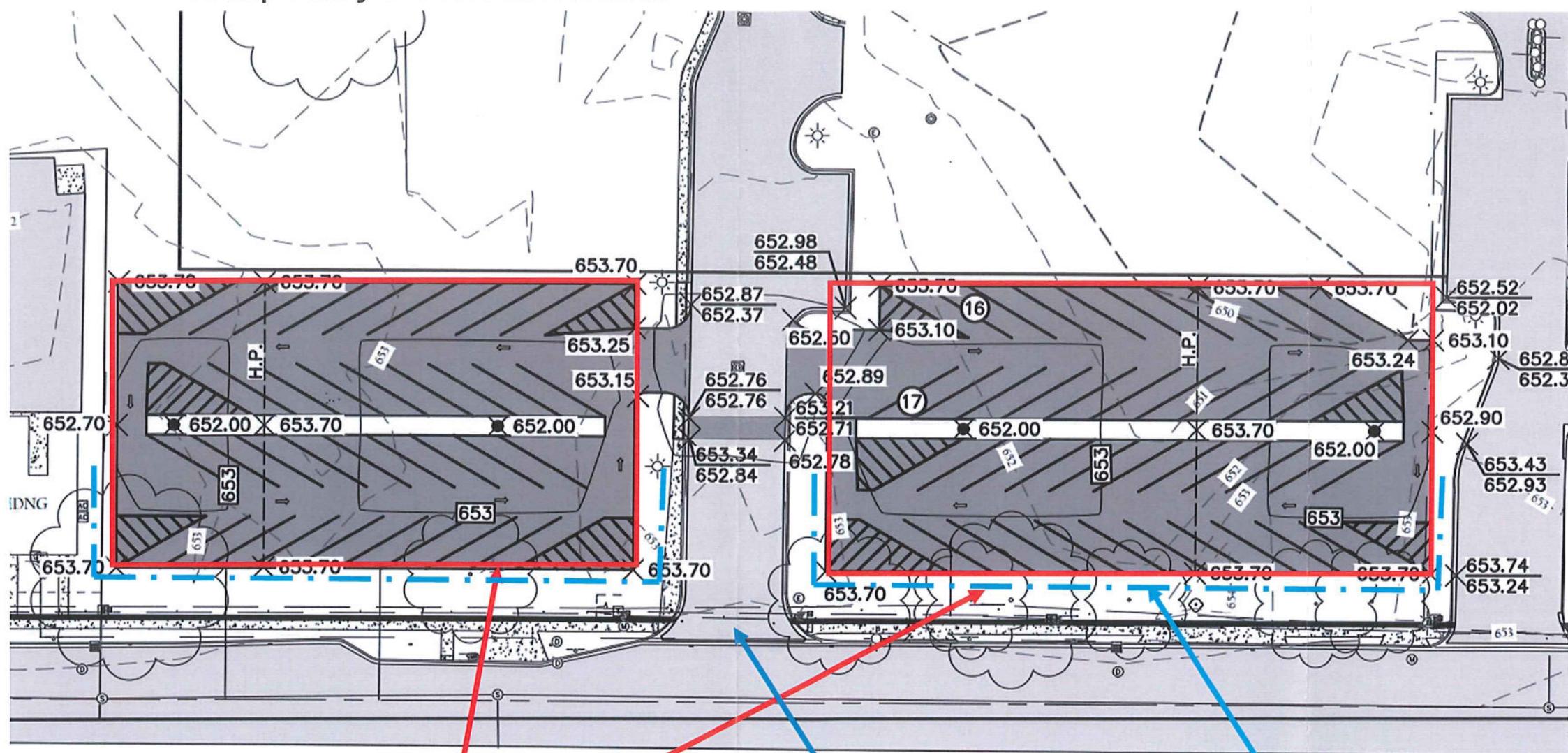
ENGINEER DL ARCHITECT QS DESIGNER DWN BY DL REVIEWED BY REV

THIS IS NOT A
SEALED
DOCUMENT

DATE:



Temporary Detention Basin



Temporary Parking Area

Existing Entry

Privacy Screening



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

MEMORANDUM

DATE: Monday, September 29, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **October 2nd Planning Commission meeting agenda – Temporary Land Use Application – Parking Lot – Mead Johnson and Company – 633, 637, 641,649, 658, 701 & 725 E Main Ave**

Background: A Temporary Land Use Application has been filed for Mead Johnson and Company for the parcels located at 633, 637, 641,649, 658, 701 & 725 E Main Ave in the City of Zeeland. These parcels are part of the larger Mead Johnson campus on the east side of the City. All parcels are zoned I-2 – General Industrial District. Mead Johnson has proposed a modernization and expansion of its facility in the City of Zeeland. Earlier in 2025, the City reviewed rezoning requests for parcels recently purchased by Mead Johnson as preliminary steps toward developing a site plan for Planning Commission consideration. The City is currently reviewing a second set of rezoning requests related to the project.

Description of Application: The applicant proposes to construct temporary parking on the Main Ave side of their campus, to provide relocated parking for employees, as they are planning building footprints in existing parking areas as part of future development at the site. The proposed gravel lot would measure 54,000 square feet in area, contain 175 spaces, and be accessed via their existing west drive and curb cut. It would be screened by privacy construction fencing.

City Ordinance Review: Temporary land uses and structures that would not typically be permitted may be approved for up to twelve months under Section 9.170 of Volume II of the Zeeland City Code – Temporary Land Uses and Structures. While parking is an allowable accessory use in the I-2 District, City Ordinance requires permanent parking lots to be paved with a durable, dustless material and to include required landscaping such as trees, beds, and curbing. Such improvements are not proposed for the temporary lot.

Section 9.170(f) of Volume II of the Zeeland City Code provides the criteria temporary land use applications must meet for approval. That criteria is provided below with staff comments:

- 1. The granting of the temporary permit shall in no way constitute a change in the basic uses permitted in the district where the temporary use is permitted.**

Staff comment: Parking is an allowable accessory use in the I-2 zone district.

- 2. The temporary permit shall be issued in writing, stipulating all conditions as to the time, the nature of the use or structure and the arrangements for removing the use or structure at after the termination of the temporary permit.**

Staff comment: If approved, a Temporary Land Use Permit would be issued and would include any conditions placed upon the approval.

3. All setbacks, land coverage, off-street parking, lighting and other requirements shall be made at the discretion of the reviewing person or entity.

Staff comment: This project requires Planning Commission review. The Commission may impose requirements or conditions as it deems necessary.

4. The use and structure shall be in harmony with the general character of the district and must not be significantly detrimental to an adjacent property owner.

Staff comment: This is an allowable use in the I-2 district. Notice of the public hearing has been provided to adjacent property owners.

5. The need for a special use permit must be necessitated by a temporary need or an emergency condition.

Staff comment: The applicant will be present at the public hearing to explain the need for this request.

6. Except as otherwise provided herein, a temporary permit shall not be granted without first giving notice to owners of adjacent parcels of a public hearing as provided for by law.

Staff comment: Notice of the public hearing has been provided to adjacent property owners.

Notes:

1. Should a permanent parking lot be proposed in this area, it would require site plan approval from the Planning Commission and would be required to be developed in accordance with city standards for parking lots including setbacks, landscaping and screening.
2. Section 8.104 (a)(5) of Volume II of the Zeeland City Code states: “*No nonresidential parking of motor vehicles, trailers or other vehicles shall be permitted on lawns, on dirt, or on any unpaved surfaces except as permitted by the Planning Commission on a temporary basis during such time as a site is being developed.*”

This section has historically been interpreted to mean that when a site plan has been approved and a permit issued, the temporary use of unpaved areas for parking during the construction period is allowable. Construction activities often require displacing vehicles from the work zone to allow for building access, equipment laydown, and room for cranes, concrete trucks, or scaffolding. Paving is often one of the final activities. If a site plan review application and building permit for a larger project are approved, parking in this area may occur during the construction period at the facility.

Next Steps: Following the October 2nd public hearing, the Planning Commission will need to approve or deny the application.

Staff Recommendation: Staff finds that this temporary land use application meets the standards contained in Section 9.170(f) of Volume II of the Zeeland City Code for the following reasons:

- Parking is an allowable use in the I-2 zone district.
- The lot is temporary in nature and will be accessed via existing curb cuts and an internal drive.
- The applicant owns all properties abutting the parcels where the lot is proposed, and the parking lot is to be screened from view from the right-of-way.
- The proposed parking lot is across Main Ave from non-residential uses.

With these factors in mind, staff supports approval of the Temporary Land Use Application from Mead Johnson and Company for a 175-space temporary parking lot at 633, 637, 641, 649, 658, 701 & 725 E Main Ave.

I hope this memo provides helpful background for the Commission's consideration. Please feel free to contact me with any questions.



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

MEMORANDUM

DATE: Thursday, September 25, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **October 2nd Planning Commission meeting agenda - Rezoning Application for 515, 549 & 553 E Main Ave**

Background: The Planning Commission is considering an application from Mead Johnson & Company seeking to rezone the parcels at 515, 549 & 553 E Main Ave from their existing zoning designations to the I-2 – General Industrial District. If approved, the parcels would be incorporated into the adjacent I-2-zoned Mead Johnson site.

The Commission's review of the application has included a public hearing with public comment and deliberation at a special meeting held on September 23rd. Following their deliberation that night, the Commission took an initial action by directing the City Attorney to prepare resolutions recommending that the parcels be rezoned to the I-2 Zone District, in part, for the reasons listed in the City Planning Consultant's September 16, 2025 report regarding the proposed rezonings. The draft minutes of the September 23 Planning Commission meeting, which include a summary of the Commission's discussion, are enclosed with this memo.

These resolutions will come before the Commission for consideration at its October 2nd regular monthly meeting. If they are adopted, that action will be the Commission's final action on the application. The requested rezonings would then advance to City Council for a final decision, likely at its October 20, 2025 meeting.

As previously noted, staff acknowledges that this rezoning request has generated resident interest and concern. While the requested rezonings represent a departure from the parcels' historical land use, staff believes the change aligns with the broader goals of the City's Master Plan. This recommendation is based on several factors, including:

- The predominance of industrial zoning and land use in the surrounding area;
- The inconsistency of residential zoning within that context; and
- Alignment with Master Plan objectives for industrial growth.

The City's planning consultant also observed that issues raised during the public hearing—such as traffic and buffering—can be addressed during the site plan review process.

Recommendation: Staff recommends that the Planning Commission adopt the enclosed resolutions recommending that the parcels at 515 E Main Ave (PIN 70-17-18-470-021), 549 E Main Ave (70-17-18-470-010) and 553 E Main Ave (PIN 70-17-18-470-011) be rezoned to the I-2 – General Industrial Zone District.

I hope this memo is helpful in outlining the current status of the rezoning application. Please feel free to reach out with any questions regarding this memo, the resolutions, or related matters.

RESOLUTION

(To Approve Rezoning for 515 E. Main Avenue)

City of Zeeland County of Ottawa, Michigan

Portions of minutes of a Regular Meeting of the Planning Commission of the City of Zeeland, County of Ottawa, Michigan, held at 21 S. Elm Street in said City on October 2, 2025, at 5:45 o'clock p.m., Local Time.

PRESENT: Commissioners _____

ABSENT: Commissioners _____

The following preamble and resolution were offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, Mead Johnson & Company, LLC has requested a zoning change for 515 E. Main Avenue to change the zoning from PF, the Public Facility Zone District to I-2, the General Industrial District;

AND WHEREAS, if rezoned, the subject parcel will be consolidated with the adjacent Mead Johnson properties to accommodate an expansion and a complete upgrade of existing industrial facilities;

AND WHEREAS, the subject parcel abuts I-2 zoned properties on its North side and on its East side;

AND WHEREAS, the City of Zeeland's Planning Consultant has recommended the rezoning of the parcel for the following reasons:

- The entire block bounded by E. Main, E. Washington, N. Fairview, and N. Carlton is almost entirely zoned I-2 and occupied by industrial uses;
- Approval of the rezoning request is consistent with the recent rezoning of two adjacent residential properties along the north side of E. Main Avenue;

- Land use along the north side of E. Main is essentially non-residential from Chicago Drive to State Street;
- The request is consistent with the 2011 Master Plan which identifies this location and this block as having conflicting and incompatible land uses due to the residential uses in the midst of a predominant industrial area;
- The request is consistent with both the 2011 Master Plan and 2020 amendment which stress the importance of industrial growth in the City;
- The existing Mead Johnson facility and other I-2 properties are currently located across the street from the R-1 zoned neighborhood on the south side of E. Main St. and, therefore, the character of the area will not change; and,
- Likely concerns relative to traffic impact and compatibility expressed previously in regard to the earlier rezoning request can be addressed during the site plan review process, if warranted. Others related to existing operational noise and odor may be lessened or fully resolved by the construction of the proposed new facilities.

AND WHEREAS, a community-wide opinion survey conducted in conjunction with the preparation of the 2011 Master Plan found that over 78 percent of those expressing an opinion agreed or strongly agreed with the statement that more industrial employers are needed and when asked how much effort should be directed toward attracting manufacturing to the City, 82 percent of those offering an opinion indicated either great effort or some effort;

AND WHEREAS, both the 2011 Master Plan and the 2020 amendment to that Plan stress the importance of following the Master Plan when making zoning decisions but also acknowledge that change is likely over time and may warrant deviations from the Plan;

AND WHEREAS, reasonable consideration has been given to the character of the expanded I-2 district, its peculiar suitability for the uses, the conservation of property values, and the general and appropriate trend and character of the land and future building development;

AND WHEREAS, a public hearing was held on this matter on September 23, 2025;

AND WHEREAS, the Planning Commission has considered and weighed the comments, communications and testimony of those who have objected to the rezoning of the said parcel compared to the comments, communications and testimony of those who requested the rezoning or who supported the rezoning of the said parcel;

AND WHEREAS, after considering the information which has been received by the Planning Commission, it is believed that the rezoning of such property will not significantly adversely affect the property interests of the adjacent property owners and that the rezoning will not be detrimental to adjacent property owners since traffic will be reduced on Main Avenue and since it is believed that the modernization of the Mead Johnson production facilities will reduce and/or eliminate odors and other nuisances which previously had been present;

AND WHEREAS, the proposed rezoning is consistent with the Michigan Zoning Enabling Act in promoting the public health, safety, and general welfare of the public by enabling continuation of a vibrant industrial economy, retention and growth of a significant employment base, reduction or elimination of current nuisance conditions impacting surrounding properties, using the land in accordance with its predominant character and adaptability, meeting the needs of the City's and state's residents for industry, and ensuring that the use is situated in an appropriate location and relationship.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Planning Commission hereby recommends that the property at 515 E. Main Avenue Zeeland, Michigan, that is owned by Mead Johnson & Company, LLC, be rezoned from PF, the Public Facility Zone District to I-2, the General Industrial District. The said parcel is legally described as follows:

PART OF SW 1/4 OF SE 1/4 COM SE SEC COR, TH S 89D 55M 55S W 1660.25 FT TO PT OF BEG, TH N 03D 05M 52S W 354.87 FT ALG EXTENDED W LI OF NAGELKIRK ADD, TH S 88D 30M 57S W 296.36 FT, TH S 0D 02M 20S E ALONG E LI OF CARLTON ST TO S SEC LI, TH N 89D 55M 55S E TO PT OF BEG. SEC 18 T5N R14W, CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN. PPN: 70-17-18-470-021. (515 E. Main Parcel)

2. This resolution, the Planning Consultant's Report and the attached comments from the public hearing of this rezoning constitute the final report of the Planning Commission.

This Resolution is hereby adopted on the 2nd day of October, 2025, at a Regular Meeting of the Zeeland Planning Commission, with the following votes:

AYES: Commissioners _____

NAYS: Commissioners _____

ABSENT: Commissioners _____

CITY OF ZEELAND

By: _____
William Elhart, its Chairman

By: _____
Nadine Hopping, its Clerk

RESOLUTION

(To Approve Rezoning for 549 and 553 E. Main Avenue)

City of Zeeland County of Ottawa, Michigan

Portions of minutes of a Regular Meeting of the Planning Commission of the City of Zeeland, County of Ottawa, Michigan, held at 21 S. Elm Street in said City on October 2, 2025, at 5:45 o'clock p.m., Local Time.

PRESENT: Commissioners _____

ABSENT: Commissioners _____

The following preamble and resolution were offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, Mead Johnson & Company, LLC has requested a zoning change for 549 E. Main Avenue and 553 E. Main Avenue to change the zoning from R-2, the Single-Family and Two-Family Residential District to I-2, the General Industrial District;

AND WHEREAS, if rezoned, the subject parcels will be consolidated with the adjacent Mead Johnson properties to accommodate an expansion and a complete upgrade of existing industrial facilities;

AND WHEREAS, the subject parcels abut I-2 zoned properties on their North side and on their East side;

AND WHEREAS, the City of Zeeland's Planning Consultant has recommended the rezoning of the parcels for the following reasons:

- The entire block bounded by E. Main, E. Washington, N. Fairview, and N. Carlton is almost entirely zoned I-2 and occupied by industrial uses;

- Approval of the rezoning request is consistent with the recent rezoning of two adjacent residential properties along the north side of E. Main Avenue;
- Land use along the north side of E. Main is essentially non-residential from Chicago Drive to State Street;
- The request is consistent with the 2011 Master Plan which identifies this location and this block as having conflicting and incompatible land uses due to the residential uses in the midst of a predominant industrial area;
- The request is consistent with both the 2011 Master Plan and 2020 amendment which stress the importance of industrial growth in the City;
- The existing Mead Johnson facility and other I-2 properties are currently located across the street from the R-1 zoned neighborhood on the south side of E. Main St. and, therefore, the character of the area will not change; and,
- Likely concerns relative to traffic impact and compatibility expressed previously in regard to the earlier rezoning request can be addressed during the site plan review process, if warranted. Others related to existing operational noise and odor may be lessened or fully resolved by the construction of the proposed new facilities.

AND WHEREAS, a community-wide opinion survey conducted in conjunction with the preparation of the 2011 Master Plan found that over 78 percent of those expressing an opinion agreed or strongly agreed with the statement that more industrial employers are needed and when asked how much effort should be directed toward attracting manufacturing to the City, 82 percent of those offering an opinion indicated either great effort or some effort;

AND WHEREAS, both the 2011 Master Plan and the 2020 amendment to that Plan stress the importance of following the Master Plan when making zoning decisions but also acknowledge that change is likely over time and may warrant deviations from the Plan;

AND WHEREAS, the proposed rezoning of the subject parcels will remove two existing dwelling units, but such loss is offset by the City of Zeeland's aggressive pursuit of expanding residential opportunities within the community through various amendments to the Zoning Ordinance and approval of nearly 90 new dwelling units within the downtown area;

AND WHEREAS, reasonable consideration has been given to the character of the expanded I-2 district, its peculiar suitability for the uses, the conservation of property values, and the general and appropriate trend and character of the land and future building development;

AND WHEREAS, a public hearing was held on this matter on September 23, 2025;

AND WHEREAS, the Planning Commission has considered and weighed the comments, communications and testimony of those who have objected to the rezoning of the said parcel compared to the comments, communications and testimony of those who requested the rezoning or who supported the rezoning of the said parcel;

AND WHEREAS, after considering the information which has been received by the Planning Commission, it is believed that the rezoning of such property will not significantly adversely affect the property interests of the adjacent property owners and that the rezoning will not be detrimental to adjacent property owners since traffic will be reduced on Main Avenue and since it is believed that the modernization of the Mead Johnson production facilities will reduce and/or eliminate odors and other nuisances which previously had been present;

AND WHEREAS, the proposed rezoning is consistent with the Michigan Zoning Enabling Act in promoting the public health, safety, and general welfare of the public by enabling continuation of a vibrant industrial economy, retention and growth of a significant employment base, reduction or elimination of current nuisance conditions impacting surrounding properties, using the land in accordance with its predominant character and adaptability, meeting the needs of the City's and state's residents for industry, and ensuring that the use is situated in an appropriate location and relationship.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Planning Commission hereby recommends that the property at 549 E. Main Avenue and 553 E. Main Avenue, Zeeland, Michigan, that are owned by Mead Johnson & Company, LLC, be rezoned from R-2, the Single-Family and Two-Family Residential District to I-2, the General Industrial District. The said

parcels are legally described as follows:

PART OF SW 1/4 OF SE 1/4 COM 960.75 FT E OF S 1/4 COR, TH N 183 FT, E 69.5 FT, S 183 FT, W 69.5 FT TO BEG. SEC 18 T5N R14W, CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN. PPN: 70-17-18-470-010. (549 E. Main Parcel)

PART OF SW 1/4 OF SE 1/4 BEG 1030.25 FT E OF S 1/4 COR, TH N 183 FT, E 69.5 FT, S 183 FT, W 69.5 FT TO BEG. SEC 18 T5N R14, CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN. PPN: 70-17-18-470-011. (553 E. Main Parcel)

2. This resolution, the Planning Consultant's Report and the attached comments from the public hearing of this rezoning constitute the final report of the Planning Commission.

This Resolution is hereby adopted on the 2nd day of October, 2025, at a Regular Meeting of the Zeeland Planning Commission, with the following votes:

AYES: Commissioners _____

NAYS: Commissioners _____

ABSENT: Commissioners _____

CITY OF ZEELAND

By: _____
William Elhart, its Chairman

By: _____
Nadine Hopping, its Clerk



CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
CITY HALL – 21 SOUTH ELM STREET
SEPTEMBER 23RD, 2025
6:00PM

-6:00PM – Chairman Elhart called the meeting to order and requested a roll call of Planning Commissioners.

Present: Commissioners Rebecca Perkins, Sheri Holstege, Glenn Kass, Dan Klompmaker, Kevin Klynstra, Tim Klunder, and Chairman Bill Elhart.

Absent: Commissioners Amanda Cooper, and Bob Blanton.

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, Planning Consultant Paul Leblanc, and Recording Secretary Nadine Hopping.

- Staff confirmed there were no additional items beyond those listed in the agenda packet. Maday noted that a bus has been secured for the 2025 Capital Improvement Project Development list.

-6:00PM Chairman Elhart opened the public hearing for Site Plan Review Application for 515, 549. And 553 E Main Ave.

Aaron Holder of Mead Johnson presented the request to rezone the parcels at 515, 549, and 553 E Main Ave from its existing zoning of PF Public Facilities / R-2 Residential to I-2 General Industrial. Holder noted that this request is in part of the broader modernization effort and is a thoughtful reconfiguration of their existing footprint to be evolving regulatory needs and operational needs. Holder added that Mead Johnsons goal is to continue serving their customers as a stable, longstanding manufacturer of high quality and in some cases – lifesaving and good formula right here in Zeeland, MI. While also, remaining a strong and committed community partner and neighbor in the City of Zeeland for many generations to come.

Holder highlighted that Mead Johnson has proudly operated in Zeeland, MI, for over 100 years. Their facility provides many jobs—450 direct employees as well as hundreds of local contractors and suppliers. He further noted that Mead Johnson makes a significant annual contribution in local property taxes, is one of the City's largest utility users, and actively supports local nonprofits, schools, and community events. Holder added that the properties at 515, 549, and 553 e Main are essential to their modernization plan. Furthermore, noting that the parcels are located on a block that is predominantly zoned I-2 General industrial.

Holder went on to say that in the development plan, they are taking proactive steps to minimize potential community impacts and enhance community benefits with their project. He noted things like re-routing truck traffic away from Main Ave. and Fairview Rd., separating logistics flows to reduce congestion, and improve safety, and relocating contractor parking off site to preserve neighborhood character. Holder mentioned that in addition to that they're investing in a variety of public amenities, one of which being a new park at E Main Ave and Carlton St, as well as an upgraded playground in partnership with Bethel Church. Holder respectfully requested the

Commissioners support in rezoning the parcels at 515, 549, and 553 E Main Ave. Holder noted that rezoning would be a practical step forward, one that would honor Zeeland's legacy and will help secure its future.

Chairman Elhart then requested staff's comments regarding the rezoning. Maday noted that staff obtained a report from the City's Planning Consultant, Paul Leblanc, addressing this application, the Master Plan, and previous actions taken by the Commission on the matter. All of this information, along with a memo prepared by Maday regarding the rezoning, was included in the Commissioners' meeting packet.

Maday noted that a piece of correspondence had been received on September 22nd from Mr. Thomas Humbert, which will be attached to the meeting record. The letter had been emailed to Commissioners earlier in the day. He then provided a brief overview of his memo and highlighted actions taken by the Commission in recent months regarding this matter. Maday stated that staff finds the proposed rezoning appropriate, viewing it as an opportunity for the City to resolve longstanding land use conflicts by rezoning the parcels to industrial. He further emphasized that staff supports the application, given the predominance of industrial zoning in the area, the inconsistency of mixing residential with industrial uses, and the alignment with the Master Plan's objectives for industrial growth.

Maday reviewed the next steps in the process if the Commission were to move forward with the recommendation to rezone 515, 549, and 553 E Main Ave. Maday noted that rezoning is a three step process, where initially the Planning Commission would take an action to direct the City Attorney to produce a resolution with findings that would come back before the Commission for final action, which would then be the recommendation to City Council at the next scheduled Planning Commission meeting, and then City Council ultimately has the final action in this matter.

Chairman Elhart invited Planning Consultant Paul LeBlanc to provide comments on the rezoning. LeBlanc gave a brief overview of his memo and recommended approval of the rezoning for each parcel. He explained that the proposal is consistent with the Master Plan, noting that both the 2011 and 2020 updates identified these parcels as inconsistent with the surrounding zoning and land uses, and in conflict with the area's existing character. He also pointed out that the 2011 and 2020 Master Plan updates similarly recognized these inconsistencies and recommended changes. LeBlanc emphasized that the rezoning aligns with actions previously taken by the Commission earlier this summer. While acknowledging residents' concerns regarding traffic, noise, and other impacts, he clarified that such issues are typically addressed during the site plan review process. He further noted that the bulk of the property has long been zoned I-2 and used for major general industrial purposes, directly across from R-1 residential properties on the opposite side of Main Avenue. As such, he concluded that rezoning these parcels would not alter the character of the neighborhood, as it has already been shaped by the surrounding industrial uses. LeBlanc closed by formally recommending approval of the rezoning for 515, 549, and 553 E. Main Avenue.

Chairman Elhart then called for public comment.

Sue Vanden Beldt of 40 S. Division spoke in opposition to the rezoning. She referenced a special Planning Commission meeting held on October 27, 2021, where citizens' concerns had been

raised regarding the new parking lot and entrance at 725 E. Main Avenue. Vanden Beldt referred to comments made by staff member Tim Maday in relation to Mead Johnson and the Master Plan, and she provided a brief overview of the timeline of events. She highlighted that a landscape waiver had been granted to eliminate parking islands in order to create additional spaces, and that a traffic study waiver had also been approved on the basis that no new jobs were being added. She further noted that while a pollution study had been completed, it was not included in the report. Vanden Beldt urged commissioners to view this as a second chance to carefully consider the rezoning and to ask the important questions. She requested that a new pollution study be completed and cited multiple reports from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) as well as records from the EPA regarding Mead Johnson's environmental impact. She also called for a traffic study, noting that multiple tandem trucks carrying 30,000–40,000 pounds of gravel had traveled down her street, despite signage indicating that trucks exceeding 10,000 GVW were prohibited.

Vanden Beldt further recalled that at the previous meeting, Andrew Smith of Mead Johnson had stated the parking lot would only be accessed from the company's existing driveway due to security requirements, and that the temporary lot would be constructed during typical business hours under controlled conditions. She questioned Mead Johnson's long-term plans and expressed distrust toward both the company and the Planning Commission's decision-making. In closing, Vanden Beldt urged the Commissioners to require additional landscaping buffers, with no further waivers, and encouraged them to take a more active role in the projects they approve.

Thomas Humbert of 532 E Main Ave read from his submitted correspondence, which is attached to this official record.

Commissioner Holstege asked LeBlanc how the Master Plan could be interpreted so differently by those opposing the rezoning compared to those in favor, and sought clarification on how each side may be applying their interpretations.

Leblanc replied that it would be usual to receive two different view points, but added that the 2011 Master Plan, including the 2002 update clearly discuss the importance of preserving the neighborhoods and providing more housing -in which he is not opposed to, but added that the Master Plan is specific in regard to this block, showing the inconsistent land uses and how they are not compatible. Furthermore, Leblanc noted how the Master Plan outlines the importances of industrial growth in the City, for tax base, economic development, and more.

Commissioner Perkins asked Mead Johnson whether, if the parcels were rezoned and developed as anticipated, the City's public facilities would be able to support the necessary infrastructure.

Aaron Holder of Mead Johnson responded that the company has held numerous discussions with public utility providers, including Zeeland BPW and SEMCO Energy. He explained that plans are already in place for the necessary utilities and added that, based on these conversations, everything appears to be feasible.

Commissioner Klunder stated that he, along with Assistant City Manager Kevin Plockmeyer, had been present for those meetings and could confirm their accuracy. Staff Liaison Tim Maday

added that the City has a Site Development Team, a group of employees representing departments such as electric, water, and wastewater, who meet with prospective and existing property owners upon request. He explained that meetings had been held with Mead Johnson regarding their site utilities and reported that staff had no concerns from their perspective.

Commissioner Perkins asked whether, following the expansion, employment and contractor traffic would be greater, less, or about the same on weekends compared to weekdays.

Holder confirmed that Commissioner Perkins was referring to conditions after construction is completed and explained that the company is still reviewing its modernization plan. He noted that current projections show employment to be similar to what it is today. He added that with some of the new assets, efficiencies could be achieved that may reduce the need for certain contracted support. Holder also mentioned that the new assets could alter shift patterns, with some operations running less and resulting in less employee traffic. He emphasized, however, that these details remain subject to asset capacity and other factors still being evaluated as part of the planning process.

Commissioner Perkins referred to the rezoning request filed by Art Pike of Mead Johnson with staff member Tim Maday, noting a statement that the rezoning would be consistent with Michigan's Zoning Enabling Act by promoting public health, safety, and welfare, while also reducing nuisance conditions. Perkins then asked, if the rezoning were approved to extend further into the residential area, how Mead Johnson planned to ensure that those health and safety measures would be achieved.

Art Pike of Mead Johnson explained that the company is required to comply with all environmental regulations. He noted that if any audit findings arise, they are given a set period of time to address the issues before a reinspection takes place. He further explained that when new assets are added, they undergo inspection, and if any gaps are identified, the company is allotted time to make the necessary corrections. Pike emphasized that Mead Johnson is fully committed to meeting the expectations of all regulatory bodies and is routinely inspected at the highest level, given their responsibility for producing formula for populations with specific needs.

Perkins then referenced Sue Vanden Beldt's earlier comment regarding code violations from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) as well as records from the EPA regarding Mead Johnson's environmental impact, and asked if the information is accurate.

Art Pike of Mead Johnson replied that he was unaware of violations, and ensured commissioners that they do meet all the standards set by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) as well as standards from the EPA.

Commissioner Klunder added that he had noticed comments regarding concerns about a traffic study, landscaping, and utility usage. He explained that although no site plans have yet been submitted, the City's traffic consultant has been involved in the related meetings, giving input and working Mead Johnson to address concerns raised by residents in the community. Klunder also noted that while Mead Johnson is not located directly within the downtown area, it is considered connected to that portion of the City. Klunder noted that they have not received

or seen a full site plan, but that discussions are underway as they are a current developer in the City.

Commissioner Perkins referenced 515 E. Main Avenue and asked whether the Blue Park Tot-Lot was planned to be located on Mead Johnson's site. She also referred to renderings that had been presented at previous Planning Commission meetings and inquired about the size of the greenspace proposed for the corner of Main Avenue and Carlton Street.

Pike explained that the corner of Main Avenue and Carlton Street will include 15,000 square feet dedicated for community use. He noted that the company is currently evaluating the best location for the playground and is considering three potential sites, with the intention of keeping the Blue Park Tot-Lot within the immediate area. Pike added that they hope to finalize a location by mid to late October.

Perkins questioned if there was anything listed regarding the purchase agreement or deed restriction in relation to the Blue Park Tot-Lot.

Pike confirmed that the playground is directly tied to the purchase agreement.

Perkins expressed her concern in rezoning 515 E Main Ave due to its current use, and discussed the potential possibility a partial rezoning. She also questioned the possibility of adding deed restrictions regarding the green space for Blue Park. Perkins referenced Hoogland Park in relation to the size of the blue Park Tot-Lot, pointing out that she would prefer a larger green space.

Commissioners and City Attorney Jim Donkersloot discussed the different options available if the Commission wished to pursue a partial rezoning or a conditional rezoning. Donkersloot provided a brief overview of how each approach functions, outlining the potential risks they could pose to the community. He further explained that in the case of a conditional rezoning, any conditions would need to be initiated by the applicant rather than by Commissioners.

Commissioner Klunder suggested the use of a development agreement that could be put in place by City Council. Klunder noted that City has utilized development agreements in past with Gentex at their N Riley campus regarding their water lines and sewer lines, and now JR Automation as they begin construction for their new facility at 800 E Riley.

Commissioner Perkins expressed her desire to keep an area of green space or a public facility in this neighborhood and furthermore expressed her concern in demolishing a church. Perkin emphasized her goal of keeping that portion of the parcel restricted to only PF Public facilities or greenspace welcome to the public for use.

Pike responded they have yet to see a development agreement from the City in relation to the Blue Park Tot Lot, but would be more than happy and willing to work through that agreement with the City.

Commissioner Klompmaker questioned if Maday's office has received any complaints regarding the ongoing work at Mead Johnson, while referencing a complaint made regarding the 24/7 trucks operations, and questioned what follow up has taken place to alleviate these concerns and complaints.

Maday responded that his office received concerns regarding the trucks that were constructing the parking lot, where he then followed up with Mead Johnson who advised that they have used that gate a number of times and it was their understanding that the parking lot was to be accessed through the interior of the site after it was constructed, Maday stated that at the time he spoke with Mead Johnson, they advised they were done running trucks up and down those streets. He further noted concerns regarding parking on the lawn and are working with their team to remedy the situation.

Commissioner Klompmaker asked whether Mead Johnson had ever opposed any of the corrections provided by staff member Tim Maday. Maday responded that Mead Johnson has been very responsive throughout the process and referenced a recent concern about evening work at the site. He explained that he had reached out to Mead Johnson regarding the issue, and the company acknowledged that the work had been loud and had already stopped evening operations before his call.

Commissioners, staff, and City Attorney Donkersloot discussed the options of partial or conditional rezoning. Donkersloot explained that conditional rezoning requires the property owner to propose conditions for negotiation. With support from Maday, he also noted that partial rezoning can create inconsistencies within the district and lead to future conflicts. The commissioners then considered the possibility of incorporating a development agreement into the site planning process.

Chairman Elhart questioned if anyone else wished to make a comment.

Sue Vanden Beldt of 40 S. Division urged commissioners to review information available through the EPA and the Michigan Department of Environment, Great Lakes, and Energy (EGLE). She expressed concern that Mead Johnson was not providing straightforward answers and stated that she felt a conflict already existed. Vanden Beldt asked the commissioners to take a step back and carefully review the information before making a decision on the rezoning.

Chairman Elhart requested that Sue Vanden Beldt of 40 S. Division submit the reports that were referenced in her statements during public comment tonight.

Ericka Humbert of 532 E. Main Avenue addressed Commissioner Holstege's earlier question about how the Master Plan has been interpreted differently by those opposing and supporting the rezoning. Humbert responded by asking the Commissioners when they had last read the entire Master Plan from beginning to end, stressing that residents rely on them to understand its contents. She emphasized the significance of the commission's decisions, noting their impact on residents' daily lives and property investments. She questioned the data used in previous recommendations. She added that he did not believe his neighborhood was included in the Master Plan map referenced during this process. Humbert concluded by questioning how the Master Plan could be interpreted so differently when reviewing the maps, lines, and drawings it contains.

LeBlanc referred to the map on page 27 of the Master Plan and identified areas of inconsistent zoning. He explained that no specific boundary is shown around the area, but the map indicates that most of it is industrial with some inconsistent uses within it.

Vanden Beldt questioned where the encroachments stops and cautioned Commissioners to be careful in their decision making. Vanden Beldt expressed her concern for relocating families after rezoning properties for industrial property.

Collin Ebels of 19 S. Park Street stated that he felt 15,000 square feet was too small for a green space or park and urged the Commissioners to prioritize protecting the neighborhood block by ensuring a larger green space area is provided as a buffer.

-6:58 PM moved by Commissioner Klynstra to close public hearing. Supported by Commissioner Klompmaker. All voted aye.

Motion 2025.19

Moved by Klompmaker to approve the rezoning of the parcels at 549, and 553 E Main Ave into the I-2 General Industrial District.

Supported by Holstege

Roll Call Vote on Motion 2025.19

Ayes: Perkins, Holstege, Kass, Klompmaker, Klynstra, Klunder, and Chairman Elhart.

Nays: None.

Absent: Cooper, Blanton.

Motion Passes.

Motion 2025.20

Moved by Perkins to approve the rezoning of the parcel at 515 E Main Ave into the I-2 General Industrial District, with a provision in the development agreement to dedicate one acre of the parcel be used as green space

Motion not supported.

Roll Call Vote on Motion 2025.20

Ayes: None.

Nays: None.

Absent: Cooper, Blanton.

Motion not completed.

The Commissioners, together with Planning Consultant Paul LeBlanc and City Attorney Jim Donkersloot, discussed the possibility of tabling action on 515 E Main Ave, noting that Commissioner Perkins's comments suggested a conditional rezoning. Donkersloot explained that if the commission chose to table the rezoning, it would give Mead Johnson time to consider pursuing a conditional rezoning.

Commissioner Klunder noted that he, along with other staff members and City Council representatives, were present at the meeting and had heard Perkin's request. He assured that the development agreement would include a requirement for public green space at the corner. Commissioner Perkins responded that she would like the greenspace to be larger than 15,000 square feet and expressed her desire to table the rezoning of 515 E. Main Avenue.

Commissioners then discussed adding the provision to the development agreement in the site planning review phase.

Motion 2025.21

Moved by Perkins to table the decision to rezone the parcel at 515 E Main Ave from PF Public Facilities to I-2 General Industrial until the next scheduled Planning Commission meeting were more discussion can take place.

Supported by Klompmaker

Roll Call Vote on Motion 2025.21

Ayes: Perkins, Klompmaker.

Nays: Holstege, Kass, Klynstra, Klunder, and Chairman Elhart.

Absent: Cooper, Blanton.

Motion Fails.

Motion 2025.22

Moved by Klunder to approve the rezoning of the parcel at 515 E Main Ave into the I-2 General Industrial District

Supported by Holstege

Roll Call Vote on Motion 2025.22

Ayes: Holstege, Kass, Klompmaker, Klynstra, Klunder, and Chairman Elhart.

Nays: Perkins.

Absent: Cooper, Blanton.

Motion Passes.

Commissioner Klunder noted that staff, City Council representatives, and Mead Johnson had all heard the concerns regarding the Blue Park Tot Lot and the desire for public green space in that corridor, and he assured that these details would be addressed during the site plan review phase and through the development agreement. He expressed hesitation about adding restrictions at this stage, explaining that he was unsure how such measures might affect utility placement, stormwater management, parking, green space setbacks, and other site elements. Klunder stated with confidence that these issues would be fully considered during the site plan review process. He further emphasized that the City, the commissioners, and City Council all have the public's best interests and safety in mind and are working diligently to ensure those priorities are met.

-Moved by Commissioner Klompmaker to approve the Planning Commission meeting minutes from the September 4th, 2025 meeting. Supported by Commissioner Holstege. All Commissioners voted aye.

-7:09 PM Moved by Commissioner Klompmaker to adjourn. Supported by Commissioner Holstege. All voted aye.

Respectfully submitted,

Nadine Hopping
Recording Secretary

SEP 22 2025

To whom it may concern:

Received

My name is Thomas Humber, I live at 532 E Main Avenue.

Each morning, I look out my window and watch the sun rise over the "Feel the Zeel" water tower. To me, that view represents Zeeland at its best: a community that has always balanced industry with the integrity of its neighborhoods. That balance is what makes Zeeland special --- and it is now at a crossroad.

The request to rezone 515, 549, and 553 E Main Avenue is more than a technical change on paper. It means tearing down three well-maintained family homes. It means demolishing a church, removing its playground, wiping out community gardens, and eliminating a seasonal ice rink, one of the few off-season attractions provided to the community. In one decision, Zeeland would not only lose housing stock it says it needs more of — it would erase community institutions and amenities that make this corridor livable and connected.

This directly contradicts Zeeland's Master Plan. That plan doesn't just exist for show; it is the city's roadmap for responsible growth and neighborhood protection. It calls for preserving viable housing even in sensitive areas, protecting neighborhood facilities, and prioritizing the stability of existing neighborhoods. Those aren't suggestions — they are obligations under state law. The Michigan Zoning Enabling Act and Planning Enabling Act require rezonings to be consistent with an adopted plan. Courts have repeatedly struck down rezonings that ignore this principle.

To approve this rezoning would send the opposite message: that Zeeland's vision for its future can be rewritten any time it becomes inconvenient. That the homes families trusted would remain part of a neighborhood can be swept aside for private development. That a church can be bulldozed without a second thought. And still, it's not clear where Mead Johnson intends to relocate the playground which currently serves neighborhood children.

Traffic and safety only add to the stakes. Main Avenue already carries significant volumes of local and commuter traffic. More intensive industrial use here means more turning conflicts, more congestion, and more risk for children who walk or bike this corridor to access the soccer fields near Fairview. We cannot claim to value safe neighborhoods while funneling industrial traffic directly past homes and school bus stops.

And I have to ask plainly: is my home not part of the same neighborhood as the parsonage across the street? I have always considered that family my neighbor. When did Main Avenue become a dividing line between who counts as a "neighborhood" and who counts as an "industrial district"? Neighborhoods are not just blocks on a map. If you travel further down Main Avenue, are Public and Franks no longer neighbors? How does that make sense in front of my house? In future Master Plans, block utilization should not be the sole rationale for considering rezoning. Let's fix this definition in future planning. Neighborhoods are not solely defined by blocks. The 2020 Master Plan itself promises to "promote orderly development of Zeeland's

Answers to v10

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neighborhoods through the encouragement of adjacent compatible land uses." This rezoning does the opposite.

For these reasons, I urge you in the strongest possible terms: deny the rezoning request for 515, 549, and 553 E Main Avenue. Protect the integrity of Zeeland's Master Plan. Protect the homes and institutions that define this neighborhood. Protect the trust that residents have placed in your leadership. Even though Mead Johnson's application tries to make the claim, the parcels before you tonight were never part of a land-use conflict. According to the 2011 Master Plan, these parcels did *not* fall within the region labeled as a land use conflict on Main Avenue. The area West of Carlton and East of N Division are outside that label:



Pg. 27, CITY OF ZEELAND MASTER PLAN 2011

If, despite these facts, the rezoning is approved, then it is your duty to require every safeguard possible: no less than 150' setbacks from Main Ave not including parking lots, layered, mature landscape buffers, strict access limitations on Main Avenue only east of Sanford, and real enforcement tools with consequences.

But the better path — the right path — is simple: uphold Zeeland's Master Plan. Protect its neighborhood and refuse to cash in on our community's character.

Thank you.

Sincerely,
Thomas Humbert
532 E Main Avenue