



## **PLANNING COMMISSION MEETING PACKET CONTENTS**

Thursday, November 6, 2025 – 5:45pm

1. Agenda
2. Staff Memo – November 6, 2025 meeting agenda and staff update
3. Resolution – Recommending rezoning of a portion of 500 N Centennial Street
4. 2025 Capital Improvement Projects Recommendations List
5. 2026 Capital Improvement Projects Recommendations List Worksheet
6. Correspondence – Letters from Mr. Ryan Baas of 28 S Sanford St – Received 10-30-25
7. Draft Planning Commission Meeting Minutes – October 2, 2025

**CITY OF ZEELAND  
PLANNING COMMISSION  
AGENDA  
NOVEMBER 6, 2025  
CITY HALL – COUNCIL CHAMBERS**

**5:45PM**

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

**VISITORS/PUBLIC COMMENT:**

- 

**COMMUNICATIONS/REPORTS:**

- Letters from Ryan Baas of 28 S Sanford St received 10-30-25

**PUBLIC HEARINGS:**

- 

**ACTION:**

- Resolution recommending approval of the Rezoning Application for an approximately .48 acre portion of 500 N Centennial St
- Planning Commission Meeting Minutes of October 2, 2025

**UNFINISHED BUSINESS:**

- 2026 Capital Improvement Projects List development

**NEW BUSINESS:**

- Selection of downtown parking system review representatives

**PUBLIC COMMENT:**

- 

**OTHER:**

- 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, October 31, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **November 6, 2025 Planning Commission meeting – Agenda items and staff update**

---

This memo is being sent to provide an overview of the agenda of the November 6, 2025 Planning Commission meeting, and other information that may be of interest to Planning Commissioners.

**Meeting Location**

The November 6<sup>th</sup> Planning Commission meeting will be held at City Hall in the Council Chambers on the second floor.

**Postponement of Mead Johnson updated site concepts/preliminary site plan presentation**

On October 29<sup>th</sup>, staff was contacted by representatives of Mead Johnson who asked to be placed on the agenda of the November 6<sup>th</sup> Planning Commission meeting to present updated site and facility concepts/preliminary plans as a follow up to their June 5<sup>th</sup> presentation to the Commission.

This presentation was not intended to serve as formal site plan review as their full set of plans are not ready and studies (ie, traffic) are still being conducted. However, staff feels it is a good idea for the Planning Commission to have the opportunity to see plans, and if desired, provide preliminary feedback on the project, ahead of a formal submittal, site plan review public hearing, and Planning Commission consideration of a site plan. Since no decisions were to be made, and no formal feedback was to be given, notification is not required as it would be if a public hearing was occurring. Staff still felt it was still appropriate to post on the City's website and Facebook page that the presentation was going to occur, and did so.

On October 30<sup>th</sup>, staff was asked by representatives of Mead Johnson to remove the presentation from the November 6<sup>th</sup> meeting agenda via the following message:

*"Our team is still in the process of making some building and site design changes. I was planning on showing where we are (think we will be) however with the remaining uncertainty in a few key areas, our team does not feel it is prudent to share just yet, and we need to wait until we have a little bit more finalized.*

*With this, we will not be able to present at the meeting next week.*

*Sorry for the confusion, we will get there soon."*

Staff will keep Commissioners, and the general public informed of any future developments in the matter. Following the Facebook post regarding the presentation, staff received two pieces of correspondence from Mr. Ryan Baas of 28 S Sanford St regarding the Mead Johnson project. They are included in this meeting packet.

### **Action Item – Rezoning of a portion of 500 N Centennial Street**

At the Commission's October meeting, a public hearing occurred for a rezoning application seeking to rezone a portion of the property at 500 N Centennial Street from the I-1 – Light Industrial District to the I-2 – General Industrial District. Following the public hearing, Commissioners voted to direct the City Attorney to prepare a resolution recommending to City Council that the rezoning request be approved.

That resolution is included in this meeting packet, and will come before the Commission for consideration and action on November 6<sup>th</sup>. Should it be adopted, it will be the Commission's final action in the matter, and the request will move to City Council for consideration.

### **2026 Capital Improvement Projects Recommendations List Development**

At the October 2<sup>nd</sup> Planning Commission meeting, the Commission began the development of its 2026 Capital Improvement Projects Recommendation List with a bus tour of the City to view the status of items on the 2025 list, and generate new ideas.

At the November 6<sup>th</sup> Planning Commission meeting staff would like to continue the development of the 2026 list by reviewing the status of the 2025 items, and discussing any new ideas Commissioners may have. To support this conversation, staff has included the final 2025 Capital Improvement Projects Recommendation List, and a blank 2026 CIP list worksheet in the meeting packet.

### **Downtown Parking Evaluation**

In response to recent changes to downtown parking and the community feedback that has followed, staff has been diligently reviewing the City's parking system generally, and all aspects of our parking rules, regulations and leases. To further assist our evaluation, we feel it would be beneficial if we could include two members of the Planning Commission and two members of the Shopping Area Redevelopment Board (SARB) in these discussions and evaluations.

The purpose of bringing these members into the discussions is for them to gain a deeper understanding of the parking challenges, feedback, and pressures associated with ongoing downtown growth. Staff, together with the City's parking consultant, will meet with the group to review current parking conditions, recent changes, and the input received from the public. This process will help the consultant and staff develop strategies to improve parking management and present those recommendations to SARB, the Planning Commission, and City Council. Staff believes that having members of the Planning Commission and SARB with a deeper understanding of the parking pressures and feedback we've received will strengthen future discussions among the larger groups. At the November 6<sup>th</sup> Planning Commission meeting, staff will ask the Commission to select two of its members to be a part of these meetings.

Please do not hesitate to reach out to me with questions you may have regarding anything referenced in this memo, or anything else.

**RESOLUTION**

*(To Approve Rezoning for Gentex Corporation)*

**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 in the City Hall in said City on November 6, 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, Redlum 12:2 LLC and the Gentex Corporation have requested that a certain parcel within the City of Zeeland be rezoned to the I-2, General Industrial Zone District;

AND WHEREAS, a public hearing was held on this matter on October 2, 2025;

AND WHEREAS, the parcel for which rezoning is requested is currently zoned for industrial users and it is zoned I-1, and as property within the Light Industrial Zone District;

AND WHEREAS, the proposed use will conform with the adjacent parcel's zone district;

AND WHEREAS, the rezoning of such property will not adversely affect the property interests of the adjacent property owner, and the rezoning will be beneficial to the adjacent property owner;

AND WHEREAS, the property is suitable for I-2, General Industrial uses.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Planning Commission hereby recommends that the following described parcel within the City of Zeeland, County of Ottawa, and State of Michigan be rezoned as property within the I-2, General Industrial Zone District as is defined by the Zeeland Zoning Ordinance:

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.

2. This resolution and the attached comments, if any, from the public hearing of this rezoning constitute the final report of the Planning Commission.

This Resolution is hereby adopted on the 6th day of November, 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



**2025**  
**CITY OF ZEELAND PLANNING COMMISSION**  
**CAPITAL IMPROVEMENT PROJECTS RECOMMENDATIONS**

<b>Rank</b>	<b>Recommendation</b>
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





**2026**  
**CITY OF ZEELAND PLANNING COMMISSION**  
**CAPITAL IMPROVEMENT PROJECTS RECOMMENDATIONS**

Rank	Recommendation
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	

16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

City of Zeeland

OCT 30 2025

Received

Ryan Baas

28 Sanford St.

Zeeland, MI 49464

Email: ryanebaas@gmail.com

Phone: 708-846-8744

Date: October 30<sup>th</sup>, 2025

To: The Honorable Planning Commission of Zeeland at 21 S Elm St, Zeeland, MI 49464

**Subject: Public Comment on Mead Johnson Site Plan Review - Planning Commission Meeting, November 6**

Dear Honorable Planning Commission Members,

I am writing to submit formal public comments regarding the updated site plan proposal presented by Mead Johnson, which is scheduled for review at your meeting on Thursday, November 6. As I am unable to attend the meeting in person, I respectfully request that these comments be included in the official public record for the commission's consideration before any decisions are made.

My comments focus on three critical areas that directly affect the quality of life and residential character of our neighborhood:

### **1. The Community Playground and Investment Opportunity**

Mead Johnson's plan to move and reuse existing equipment from the Bethel Church playground is appreciated, but I believe it does not go far enough. This expansion presents a prime opportunity for Mead Johnson to demonstrate genuine commitment as a leading corporate citizen by providing a **modern, comprehensive, and highly accessible community playground**.

Instead of a simple relocation of aging equipment, I urge the Commission to require a site plan that includes a significant investment in a new community asset, incorporating elements such as:

- **Diverse Play Structures:** Including innovative climbing nets, bouldering equipment, in-ground trampolines, and unique structures.
- **Integrated Sensory and Musical Elements:** A sound garden or interactive musical components.
- **Water Features:** A fully functional splash pad with a filtration/recirculation system.
- **Accessibility and Innovation:** A nature playscape, augmented reality play, sensory zones, and features that ensure full accessibility for all children.

### **2. Community Scholarship Fund Proposal**

A separate proposal detailing the establishment of a **Community Scholarship Fund**, sponsored by Mead Johnson, is included as an attachment to this email. I urge the Commission to review this proposal as part of the overall community benefit assessment for the site plan approval.

### 3. Placement and Visual Mitigation of New Construction

For the sake of preserving the residential feel of our neighborhood and mitigating visual impact, it is essential that the new tower, parking facilities, and any associated new construction be positioned as far back from **Main Avenue** as possible.

We request that the site plan prioritize placing new structures closer to **Washington Avenue**. Furthermore, the Commission should mandate the creation of a **significant visual buffer**, such as an earthen berm or dense, mature green space, along the Main Avenue boundary to effectively screen the corporate structures from the surrounding residences.

Thank you for reviewing my input and considering the well-being of the local residents. I trust that the Commission will weigh these community concerns carefully when making its final decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Baas", written in a cursive style.

Ryan Baas

Ryan Baas

28 Sanford St  
Zeeland, MI 49464

ryanebaas@gmail.com

708-846-8744

June 12th, 2025

To: Art Pike -- Mead Johnson/Reckitt

**Subject: Enhancing Community Partnership: A Sustainable Scholarship Fund for Local Youth**

Dear Mr. Pike,

On behalf of the residents of the neighborhood affected by Mead Johnson's expansion, I am writing to you today with a proposal to deepen Reckitt's already valued presence in our community. As you expand your operations in Zeeland, we recognize the significant impact this growth will have, and we are eager to explore opportunities for mutually beneficial partnerships.

Following up on our discussions regarding a scholarship fund for students from families in the affected neighborhood, I've developed an idea that I believe could transform this initiative into a truly sustainable and strategic investment for Reckitt.

Our proposal is for a **higher education scholarship program** that not only provides essential financial support but also creates a direct talent pipeline for your company. Here's how it would work:

- **Application Interview:** When students apply for the scholarship during their senior year of high school, they would engage in an interview with Mead Johnson's Human Resources department. This provides an early opportunity for both the students and Reckitt to connect and assess potential alignment.
- **Annual HR Engagement:** To maintain their scholarship in subsequent years, recipients would have an annual contact or meeting with an HR representative. This ongoing engagement allows Mead Johnson to monitor their academic progress, offer mentorship, and provide career guidance relevant to your industry.
- **Strategic Workforce Development:** By consistently engaging with these students throughout their schooling, Mead Johnson's HR team would gain valuable insight into their skills, interests, and development. This sustained relationship could culminate in a tailored job offer for each student upon their graduation, ensuring a ready pool of qualified and familiar local talent.

City of Zeeland

OCT 30 2025

Received

I believe this model offers a significant **"win-win"** for both our community and Reckitt. For the students, it provides not just financial assistance but also invaluable mentorship, career direction, and a clear path to employment. For Mead Johnson, it represents a proactive and cost-effective strategy for **recruiting and retaining skilled local employees**, fostering strong community ties, and enhancing your reputation as a committed corporate citizen. This integrated approach turns philanthropy into a strategic investment in your future workforce.

I am confident that by linking the scholarship fund to such a robust talent development initiative, Mead Johnson would see a significant return on its investment, justifying a more substantial contribution to the fund.

I would be grateful for the opportunity to discuss this proposal further with you at your convenience. Thank you for considering this innovative approach to community partnership.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Baas". The signature is fluid and cursive, with the first name "Ryan" and last name "Baas" clearly distinguishable.

Ryan Baas



**CITY OF ZEELAND  
PLANNING COMMISSION MEETING MINUTES  
CITY HALL – 21 SOUTH ELM STREET  
OCTOBER 2<sup>ND</sup>, 2025  
5:45PM**

-5:45PM -Bus tour of the City to view potential Capital Improvement Project locations.

-6:15PM– 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, and Recording Secretary Nadine Hopping.

- Staff confirmed there were no additional agenda items.

-6:15PM Chairman Elhart opened the public hearing regarding the rezoning request for a portion of the property located at 500 N Centennial Ave.

John DePoy of Nederveld explained that the narrow strip of property on the north side of the 500 N Centennial parcel is owned by ODL Inc. and is currently leased by Gentex. The portion of property is integrated into their parking lot at the adjacent 600 N Centennial Street parcel. He noted that Gentex leased the property for the parking lot use in 2000, and 25-year lease is due for renewal. Rather than continuing the lease, Gentex has proposed a parcel line adjustment that would allow them to acquire ownership of that portion of the property. DePoy added that an application for the parcel line adjustment has already been submitted and that, to maintain consistent zoning, they are requesting that the area in question be rezoned to I-2, consistent with the adjoining parcels owned by Gentex.

Tim Maday explained that the parcel located at 500 N Centennial St is currently zoned I-1 Light Industrial, while the adjacent campus to the north is zoned I-2 General Industrial. He further noted that although the zoning ordinance allows I-1 Light Industrial and I-2 General Industrial districts to share parking without a lot line setback, the transfer of this portion of property cannot be approved as it is presently zoned I-1 Light Industrial. Maday clarified that the purpose of the current application is to rezone the portion of property between 500 N Centennial (I-1 Light Industrial) and 600 N Centennial (I-2 General Industrial) to I-2 General Industrial, thereby allowing the parcels to be combined.

He added that, if the recommendation to rezone is approved, a resolution formally recommending the zoning change will be presented to the Commission at its regular meeting in November. Following final action by the Commission on November 6, the request will be forwarded to City Council for consideration and approval. Maday concluded his statement by noting that staff did not receive any written correspondence regarding the request, nor were

any comments received from department heads. Maday noted that staff recommends approval of the application.

-6:21 PM moved by Commissioner Klompmaker to close public hearing. Supported by Commissioner Klynstra. All voted aye.

**Motion 2025.23**

**Moved by Klompmaker to recommend the rezoning of the approximately 0.48 acres portion of 500 North Centennial (70-17-18-100-104) from I-1 Light Industrial to I-2 General Industrial zone district.**

**Supported by Klynstra**

**Roll Call Vote on Motion 2025.23**

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

**Nays: None.**

**Absent: Cooper, Blanton.**

**Motion Passes.**

-6:25PM Chairman Elhart opened the public hearing regarding the Temporary Land Use Application for 633, 637, 641, 649, 658, 701, & 725 E Main Ave, proposed construction of a 54,000 square foot, 175-space temporary parking lot.

Andrew Smith of Mead Johnson explained that the proposed temporary parking lot is part of their preparations for a future project at the facility. He noted that the lot is necessary to relocate some of the existing on-site parking currently situated within the footprint of a possible proposed new building. Smith added that their goal is to construct the temporary parking lot this year, before asphalt plants close for the season, so that the site is prepared for additional underground utility work next year, pending site plan and project approval.

Smith stated that without the temporary parking lot, the project would face delays due to a lack of available parking for incoming employees. He further explained that the existing employee entrance would be used for access to the temporary lot. While final details with Ottawa County have not yet been confirmed, Mead Johnson plans to utilize the former Bennett Wood Specialties property at 109 N Calton St to access the site's interior, helping to reduce additional traffic along Main Ave.

He added that the parking lot would be visually screened with silk screen fencing, which would remain in place for the duration of the temporary use. Mead Johnson intends to submit several renderings for the silk screen design for the City's review and approval prior to installation. Smith mentioned that, in addition to Mead Johnson's logo, they would like to include the "Feel the Zeel" logo, as the site is prominently located along Main Ave. Smith also noted that the lighting design would feature zero-candela fixtures to prevent light spillage beyond the property boundary and minimize light pollution for both Main Ave and nearby townhomes. He further explained that Mead Johnson plans to submit a 50% design plan for conceptual and general feedback, with the intent of potentially incorporating the temporary lot into the final site plan if no major issues are identified.



Smith clarified that the lot would not be constructed in a way that would be detrimental to future development. It would include all necessary underground stormwater management and concrete curbing, with only a base asphalt layer applied for the temporary phase. If design changes become necessary later, they will be incorporated during that stage of the project.

Maday explained that the proposed parking lot would constitute a Temporary Land Use, which is not otherwise permitted under the ordinance. He noted that such a use may be approved by the Planning Commission, if desired, for a period of one year, with the possibility of a one-year extension. Maday further stated that if a site plan were to be approved for the overall project, staff's interpretation has typically been that temporary use of unpaved areas for parking during the construction period is allowable once a site plan is approved and a permit has been issued. Therefore, if the project is approved, the duration of the temporary parking lot may extend beyond one year. He added that while approval for the temporary parking lot may be granted at this meeting, should a site plan for a larger redevelopment project be approved in the interim, the site could continue to be used during that construction period. Maday then reviewed Section 9.170(f) of Volume II of the Zeeland City Code, which outlines the standards by which the lot will be evaluated. He noted that decisions pertaining to setbacks, land coverage, off-street parking, lighting, and other requirements are made at the discretion of the reviewing entity, in this case, the Planning Commission.

Maday highlighted that, at recent Planning Commission meetings, Mead Johnson has presented conceptual plans illustrating their vision for the site and continues to work toward developing a detailed site plan. He explained that Mead Johnson has informed staff that, until the rezoning of certain properties is finalized, they are unable to fully complete their site plan. Maday acknowledged that the rezoning was listed as a separate agenda item and that the Commission had approved the recommendation to rezone the properties at 515, 549, and 553 E Main Avenue. He added that, given the level of discussion surrounding screening, landscape buffers, greenspace, and building placement, Mead Johnson has expressed interest in conducting a similar review process to that presented at the June 5, 2025, Planning Commission meeting—bringing forward a site plan concept to receive feedback and collaborate with the Commission to ensure all requirements are met. Maday concluded by reviewing the current request for Temporary Land Use approval. He stated that staff believes it is appropriate to allow Mead Johnson to proceed with site preparation and installation of the proposed screening for the temporary use. He noted that no formal site plan has yet been submitted or approved.

Commissioner Holstege directed a question to Maday, asking whether a 20-foot setback would be required if the lot were to become a permanent parking area.

Maday confirmed that a 20-foot setback would be required and noted that the current layout meets that standard, as the lot extends up to the 20-foot setback line.

Chairman Elhart questioned what landscaping requirements have been met for this project.

Maday explained that the ordinance requires parking lots to include buffer areas consisting of both a greenbelt and landscaping, with 50 percent of the required landscaping located within the interior of the lot and 50 percent along the exterior perimeter. He noted that the proposed lot would not meet ordinance requirements if parking were to be established on a permanent basis. Maday further stated that while the request does not comply with the City's landscaping and

screening standards, it may be approved at the Planning Commission's discretion as a Temporary Land Use on a temporary basis.

Commissioner Kass asked for confirmation that construction traffic would be directed through the former Bennett Wood property at 515 E Main Avenue rather than using Division Avenue for access. Kass further noted that he had received concerns from nearby residents regarding tandem gravel trucks delivering materials while utilizing Division Avenue.

Smith clarified that during previous Planning Commission meetings, it was specified that contractors parking in the lot would access the site through the security gate. He stated that there was no intention to imply that construction activities related to building the lot would not utilize Division Avenue. Smith acknowledged that concerns regarding construction traffic had been heard and addressed, and noted that they are currently working with Ottawa County to explore options for accessing the site through the former Bennett Wood property at 109 N Carlton St, where wetlands are present.

Chairman Elhart asked Smith to confirm that the construction will be done during normal business hours.

Smith confirmed that construction hours would be from 7:00 a.m. to 6:00 p.m., noting that the hours may be reduced as daylight decreases during the winter months. He also stated that weekend work would be limited.

Commissioner Klompmaker asked if the silk screening would block the light coming from the site from shedding onto the surrounding neighborhood.

Smith explained that the primary purpose of the silk screening is to contain construction activities occurring within the site. He noted that the screening will be double-lined to help prevent site lighting from impacting the surrounding neighborhood. Additionally, Smith stated that the screening is being installed in place of landscape buffers, as a formal site plan has not yet been developed to determine the specific screening requirements.

Commissioner Perkins questioned the height of the fence.

Smith replied that they are proposing a 6ft fence.

Commissioner Holstege questioned Smith on what the intended use for the temporary lot would be?

Smith explained that the proposed lot would be designated for employee parking, while the existing gravel lot would continue to be used by external contractors performing the remediation work. He added that employees are still parking at 109 N Carlton Street and 515 E Main Avenue and that the employee turn lane has been temporarily converted into parking for approximately 25 spaces. Smith stated that, given the other ongoing work on site, there is no additional available space for parking without implementing an alternative arrangement.

Commissioner Perkins noted that she had heard concerns from residents at the previous meeting regarding construction trucks operating after hours but stated that the issue was promptly addressed.

Smith explained that approximately eight to ten trucks delivered gravel and equipment to and from the site over a two-day period. He noted that Division Avenue had been used for access because the volume of traffic was expected to be minimal and there was no intention for truck activity to continue throughout the month. Smith confirmed that, for the proposed lot, they plan to utilize Washington Avenue instead, in order to alleviate traffic impacts on Division Avenue and nearby residents.

The City Attorney confirmed that Smith would serve as the primary point of contact should any concerns arise during the duration of the project. Smith affirmed that he would be the appropriate person to contact.

Commissioner Kompmaker expressed appreciation for Mead Johnson's consideration of incorporating the temporary lot into the final site plan to reduce the amount of site rework. He then asked whether there was any opportunity to move the setback farther from Main Avenue to avoid the need for reconstruction should the lot be considered for permanent placement in the future.

Dan Lewis, Civil Engineer with VK Civil, explained that the overall site layout is constrained but noted that the curb island shown on the current plan could be removed on a temporary basis, potentially creating a setback of approximately 25 to 28 feet from Main Avenue. He added, however, that some landscaping design work has already begun and that the existing 20-foot setback appears to be ideal for accommodating the mature landscaping currently present on the site.

Maday noted that approval of plan like this tonight would not bind the Planning Commission to anything permanent regarding this site.

Commissioners and staff discussed that the 50% conceptual master site plan review would allow the Planning Commission to provide feedback and help guide the project's development in a manner that benefits the City of Zeeland, its residents, and Mead Johnson. Maday noted that for a project of this scale, with numerous interconnected elements, conducting a 50% conceptual review would enable Mead Johnson to identify and address specific concerns early in the process. This approach would ensure that, by the time a full site plan is submitted, the Planning Commission will have already reviewed key aspects and contributed to shaping a project that supports both community goals and Mead Johnson's objective.

Maday noted that staff has heard the desire for mature landscaping through public comment and wanted to acknowledge Mead Johnson's team for incorporating that into their plan.

Chairman Elhart questioned who would approve the imagery that would be printed on the silk screening.

Maday commented that the City's marketing team has an excellent eye for the creative aspects of the City and its downtown. He added that, if they are willing, staff would appreciate having them involved in the creative process.

-6:52 PM moved by Commissioner Klompmaker to close public hearing. Supported by Commissioner Holstege. All voted aye.

**Motion 2025.24**

**Moved by Klompmaker to approve the Temporary Land Use Application for 633, 637, 641, 649, 658, 701, & 725 E Main Ave for the construction of a 54,000 square foot, 175 – space, temporary parking lot. Finding that the requirements outlined in Section 9.107 (f) of Volume II of the Zeeland City Code have been met.**

**Supported by Klynstra**

**Roll Call Vote on Motion 2025.24**

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

**Nays: None.**

**Absent: Cooper, Blanton.**

**Motion Passes.**

-Moved by Commissioner Klompmaker to approve the Planning Commission meeting minutes from the September 23rd, 2025 meeting. Supported by Commissioner Holstege. All Commissioners voted aye.

Maday presented the resolutions to rezone the properties located at 515, 549, and 553 E Main Avenue and reviewed the actions previously taken by the Planning Commission at its last meeting. He noted that two actions were taken: approval of the rezoning of the PF zoned property at 515 E Main Ave and approval of the residentially zoned properties at 549 and 553 E main Ave. That initial action was to direct the City Attorney to prepare resolutions recommending approval to City Council. Maday stated that those resolutions have been completed and are being presented to the Commission for consideration this evening.

He further explained that, if approved by the Commission, the resolutions will be forwarded to City Council for review at its regular meeting on October 20, 2025. Maday concluded by noting that staff finds the proposed rezonings appropriate, based on the factors outlined by City Planning Consultant Mr. LeBlanc and supported through staff analysis.

**Motion 2025.25**

**Moved by Klompmaker to adopt the resolution to recommend the parcel at 515 E Main Ave be rezoned into the I-2 General Industrial zoned district.**

**Supported by Klynstra**

Commissioner Perkins stated that, in reference to her previous comments, she is in favor of the proposed expansion but would like to see a portion of the parcel zoned as Public Facilities. She acknowledged that this option was not supported at the last meeting but noted that both the general public and several commissioners have expressed concerns regarding the need for additional greenspace. Perkins added that she is hesitant to support rezoning the property to I-2 General Industrial without assurance that the inclusion of greenspace will be guaranteed.

**Roll Call Vote on Motion 2025.25**

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

**Nays: Perkins.**

**Absent: Cooper, Blanton.**  
**Motion Passes.**

**Motion 2025.25**

**Moved by Klompmaker to adopt the resolution to recommend the parcel at 549 & 553 E Main Ave be rezoned into the I-2 General Industrial zoned district.**

**Supported by Klynstra**

**Roll Call Vote on Motion 2025.25**

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

**Nays: None.**

**Absent: Cooper, Blanton.**

**Motion Passes.**

Maday discussed the Capital Improvement Projects bus tour that took place prior to the meeting and directed Commissioners to review the 2025 Capital Improvement Projects list to identify items they believe should be carried forward or added to the 2026 list. He encouraged Commissioners to bring new ideas for discussion at the upcoming Planning Commission meeting scheduled for November 6, 2025.

Additionally, Maday highlighted that City Council will be holding a public hearing on October 20<sup>th</sup>, 2025 regarding Sunday Alcohol Sales.

-7:02 PM Moved by Commissioner Klompmaker to adjourn. Supported by Commissioner Holstege. All voted aye.

Respectfully submitted,

Nadine Hopping  
Recording Secretary