



## PLANNING COMMISSION SPECIAL MEETING PACKET CONTENTS

Tuesday, September 23, 2025 – 6:00pm

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# **NOTICE OF**

## **SPECIAL MEETING**

### ***Zeeland City Planning Commission***

TO ALL PERSONS INTERESTED IN THE  
SPECIAL MEETING  
OF THE ZEELAND CITY PLANNING COMMISSION

TAKE NOTICE that the Zeeland City Planning Commission whose chambers are located at City Hall, 21 S Elm Street, Zeeland, Michigan, and whose telephone number is 616-772-0872, has scheduled a special meeting to occur on:

**Tuesday, September 23, 2025**

**at**

***Zeeland City Hall***

***City Council Chambers (Upper Level)***  
***21 S Elm Street, Zeeland, MI 49464***

- 6:00pm – Meeting called to order

Pamela Holmes  
CITY CLERK

*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 616-772-6400.*

# NOTICE OF

## **PLANNING COMMISSION PUBLIC HEARING LOCATION CHANGE**

### ***Zeeland City Planning Commission***

TO ALL PERSONS INTERESTED IN THE  
SEPTEMBER 23, 2025  
PLANNING COMMISSION SPECIAL MEETING & PUBLIC HEARING

TAKE NOTICE that the Zeeland City Planning Commission whose chambers are located at City Hall, 21 S Elm Street, Zeeland, Michigan, and whose telephone number is 616-772-0872, has scheduled a special meeting and public hearing a meeting to occur on:

**Tuesday, September 23, 2025 at 6:00pm**

**The location of the meeting and public hearing has been  
moved to:**

### ***Zeeland City Hall***

***City Council Chambers (upper level)***  
***21 S Elm Street, Zeeland, MI 49464***

- 6:00pm – Meeting called to order

Tim Maday  
Zoning Administrator / Community Development Director

*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 616-772-6400.*

**CITY OF ZEELAND  
PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
TUESDAY, SEPTEMBER 23, 2025  
CITY HALL – COUNCIL CHAMBERS**

**6:00PM**

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

**VISITORS/PUBLIC COMMENT:**

- Public comment

**COMMUNICATIONS/REPORTS:**

•

**PUBLIC HEARINGS:**

- 6:00pm – Mead Johnson and Company – Rezoning Application – Seeking to rezone the parcels at 515, 549 and 553 E Main Ave into the I-2 – General Industrial District

**ACTION:**

- Planning Commission meeting minutes of September 4, 2025

**UNFINISHED BUSINESS:**

•

**NEW BUSINESS:**

•

**OTHER:**

- Consider any other business which may lawfully come before the Planning Commission

**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 (616) 772-0872, will meet:

**Tuesday, September 23, 2025  
6:00 P.M.  
At 14 S. Church Street, Zeeland, Michigan  
(Howard Miller Library and Community Center)**

in regard to the following matters and requests:

**First Request:** The rezoning of property at 515 E. Main Avenue, Zeeland, Michigan, that is owned by Mead Johnson & Company, LLC, from PF, the Public Facilities District to I-2, the General Industrial District.

The property for which rezoning is requested 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.

**Second Request:** The rezoning of property at 549 E. Main Avenue, Zeeland, Michigan, that is owned by Mead Johnson & Company, LLC, from R-2, the Single-Family and Two-Family Residential District to I-2, the General Industrial District.

The property for which rezoning is requested is 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.

**Third Request:** The rezoning of property at 553 E. Main Avenue, Zeeland, Michigan, that is owned by Mead Johnson & Company, LLC, from R-2, the Single-Family and Two-Family Residential District to I-2, the General Industrial District.

The property for which rezoning is requested is legally described as follows:

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.

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: August 22, 2025

Nadine Hopping  
Interim Deputy Clerk



REZONING APPLICATION  
Planning Commission  
City of Zeeland

City of Zeeland

Community Development Department  
21 S ELM ST - ZEELAND, MI 49464  
Phone 616-772-0872 - Fax 616-772-0880  
[buildinginspector@cityofzeeland.com](mailto:buildinginspector@cityofzeeland.com)  
[www.cityofzeeland.com](http://www.cityofzeeland.com)

Received by A Date JUL 29 2025 \$350 Fee \_\_\_\_\_ Check No \_\_\_\_\_

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, nation origin, 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 1<sup>st</sup> 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<br>515, 549, and 553 E Main Ave  | Parcel number<br>70-17-18-470-(021, 010, and 011)   |                     |         |
| Property size (acres)<br>2.36, 0.31, and 0.28   | Frontage 300, 60, 80  | Depth 350, 160, 160 |         |
| Current zoning PF and R1 + R2   | Requested zoning I2   |                     |         |
| Adjacent zoning<br>North I2   | South C2  | East I2             | West R1 |
| Master Plan Land Use<br>Industrial  | Is request consistent with Master Plan Land Use?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                     |         |
| Proposed use of property<br>Property will be used to support the existing Mead Johnson Factory. |   |                     |         |

II. CONTACT INFORMATION

|   |                                   |             |              |
|---|-----------------------------------|-------------|--------------|
| Property owner<br>Mead Johnson & Company  | Contact<br>Art Pike               |             |              |
| Phone<br>(812) 568-8917   | Email<br>Arthur.Pike@reckitt.com  |             |              |
| Applicant<br>Art Pike   | Company<br>Mead Johnson & Company |             |              |
| Address<br>725 E Main Ave   | City<br>Zeeland                   | State<br>MI | Zip<br>49464 |
| Phone<br>(812) 568-8917   | Email<br>Arthur.Pike@reckitt.com  |             |              |
| Applicant's interest in property<br>Property will be used to support the existing Mead Johnson Factory. |                                   |             |              |

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  
Electronically signed by: Arthur  
Pike  
Reason: I approve this document.  
Date: Jul 25, 2025 06:26:37 CDT

25-Jul-2025

SIGNATURE OF APPLICANT: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of property owner (if other than applicant)

SIGNATURE OF OWNER: \_\_\_\_\_ Date: \_\_\_\_\_



## Request for Rezoning of Residential Property to Industrial Property for Mead Johnson

July 23th, 2025

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Dear Mr. Maday,

I am writing to respectfully request the rezoning of the properties located at **515, 533, and 549 E Main Avenue in Zeeland, Michigan**, from their current residential zoning classifications to I-2, General Industrial District. This request is made on behalf of Mead Johnson & Company, LLC, to support the continued modernization and expansion of its industrial operations.

### **Justification for Rezoning:**

- **Strategic Consolidation:** Rezoning these parcels will allow for their consolidation with adjacent Mead Johnson properties, enabling a comprehensive upgrade of existing industrial facilities.
- **Surrounding Zoning Context:** These properties are located within a block that is already predominantly zoned I-2, with approximately 90% of the block currently designated for industrial use.
- **Master Plan Alignment:** The 2011 Master Plan identifies this area as a "Land Use Conflict" and "Inconsistent Land Use Area," recommending that residential uses in such areas be redeveloped into surrounding non-residential uses over time.
- **Community and Economic Benefit:** The proposed rezoning supports the goals of both the 2011 Master Plan and its 2020 amendment, which emphasize the importance of expanding industrial and employment opportunities within the City.
- **Zoning Ordinance Balance:** While the rezoning would result in the removal of several existing dwelling units, this is balanced by the City's proactive efforts to expand residential opportunities elsewhere, including the approval of nearly 90 new units in the downtown area.
- **Public Health and Welfare:** The rezoning is consistent with the Michigan Zoning Enabling Act, promoting public health, safety, and welfare by supporting a vibrant industrial economy, reducing nuisance conditions, and ensuring land use compatibility.



**Conclusion:**

The proposed rezoning of 515, 533, and 549 E Main Avenue is consistent with Zeeland's long-term planning objectives and will contribute to the City's economic vitality. It will also help eliminate land use conflicts and support the continued success of one of Zeeland's key employers.

Thank you for your consideration of this request. Please feel free to contact me with any questions or if additional information is needed.

**Arthur Pike**

Vivid Program External Affairs Director

A handwritten signature in black ink that appears to read "ARTHUR PIKE".

*Electronically signed by: Arthur  
Pike  
Reason: I approve this document.  
Date: Jul 25, 2025 08:25:37 CDT*

# 250722 5xx E Main Ave Rezoning Application

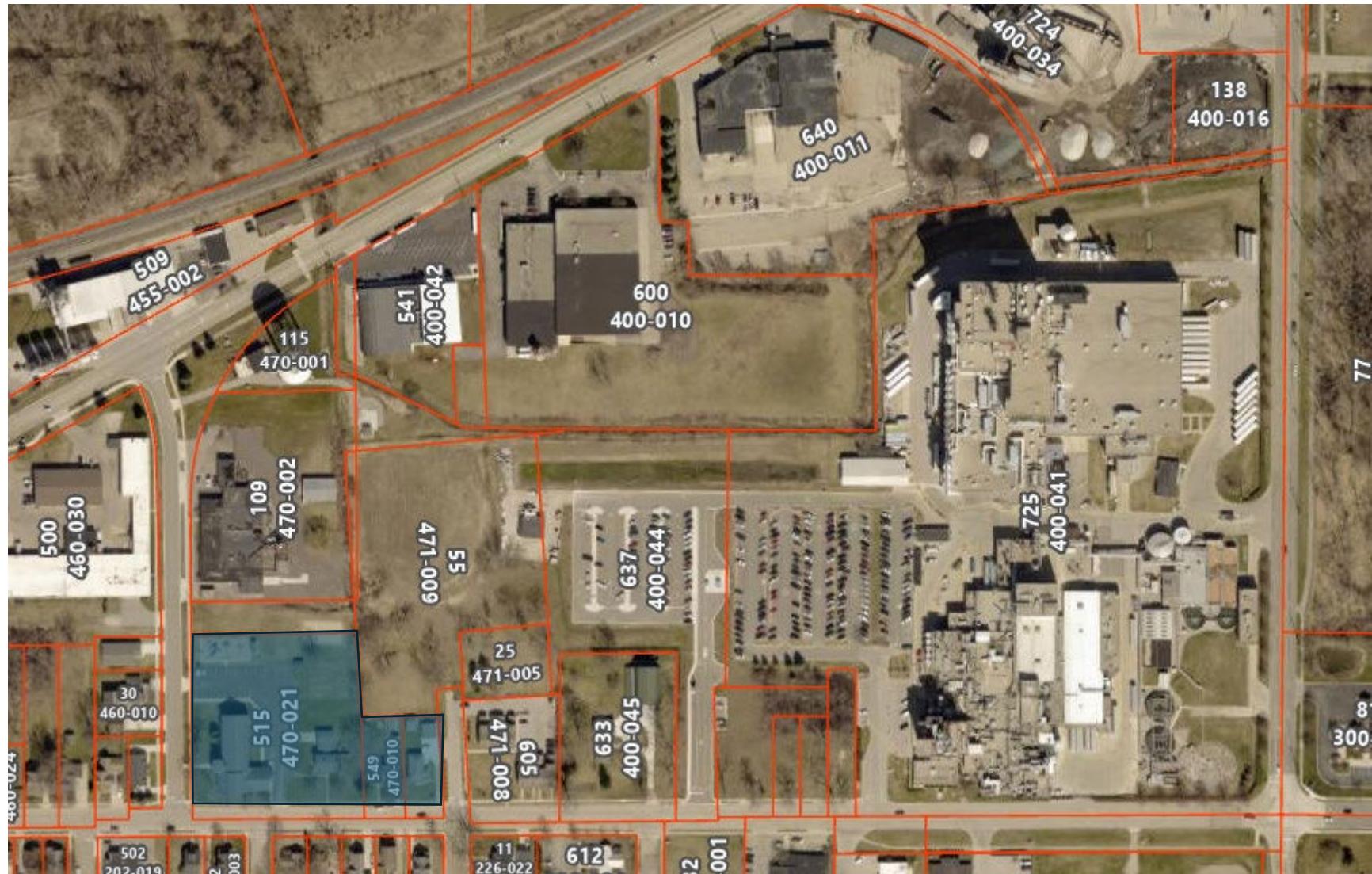
Final Audit Report

2025-07-25

|                 |  |
|-----------------|--|
| Created:        | 2025-07-23                                   |
| By:             | Aaron Holder (Aaron.Holder@reckitt.com)      |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAqtgbc2o97V7nAZcq37_VTmyK0rshRSSr |

## "250722 5xx E Main Ave Rezoning Application" History

-  Document created by Aaron Holder (Aaron.Holder@reckitt.com)  
2025-07-23 - 20:13:35 GMT- IP address: 165.225.57.70
-  Document emailed to Arthur Pike (Arthur.Pike@reckitt.com) for signature  
2025-07-23 - 20:24:02 GMT
-  Email viewed by Arthur Pike (Arthur.Pike@reckitt.com)  
2025-07-25 - 13:22:21 GMT- IP address: 109.207.141.249
-  Arthur Pike (Arthur.Pike@reckitt.com) authenticated with Adobe Acrobat Sign.  
2025-07-25 - 13:25:36 GMT
-  Document e-signed by Arthur Pike (Arthur.Pike@reckitt.com)  
Signing Reasons  
I approve this document. (Signature Field 1)  
I approve this document. (Signature Field 2)  
Signature Date: 2025-07-25 - 13:25:37 GMT - Time Source: server- IP address: 165.225.63.66
-  Agreement completed.  
2025-07-25 - 13:25:37 GMT



# PL Banning Group

TO: Zeeland Planning Commission  
FROM: Paul LeBlanc, AICP  
DATE: September 16, 2025  
SUBJECT: Mead Johnson Rezoning

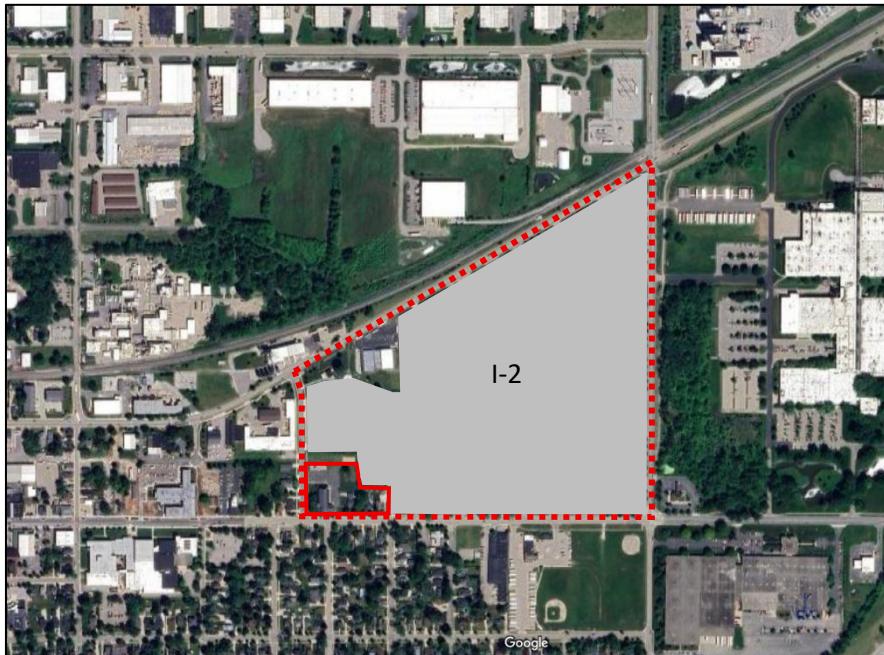
## Request

This is a request to rezone two properties from R-2, Single and Two-Family Residential, and one from PF, Public Facilities, to I-2, General Industrial.

## Existing Conditions

The parcels comprise approximately three acres total and abut the north side of E. Main Street. One two acre parcel, occupied by a church, is at the northeast corner of Main and Carlton. The two smaller properties are occupied by residential uses.

Land to the north and east of the subject properties is zoned I-2, General Industrial. The two subject parcels currently zoned R-2 are the only remaining residentially zoned properties within the confines of E. Main, E. Washington, N. Fairview, and N. Carlton. The remaining land in this “block” is nonresidential and predominantly zoned I-2, General Industrial (see map).



On the south side of E. Main St., the lots directly across the street are zoned R-1, Single-Family Residential.

## Considerations

In June of this year, two residential properties fronting Main Street and immediately east of the subject properties were rezoned to I-2. The location of the properties across Main Street from a single-family residential neighborhood aroused significant interest from those residents. Opponents of the rezoning mostly expressed concern about traffic, noise, odor, and property values. While these are legitimate and understandable concerns, they are issues that can and should be addressed through appropriate site design and are not related to rezoning.

Unlike the review provisions related to site plans, the Zoning Ordinance does not contain specific review criteria for rezoning requests. However, the Michigan Zoning Enabling Act does require that zoning be based on a plan. Therefore, it is important to look to the City's 2011 Master Plan and its 2020 amendment for guidance.

Elements of the 2011 plan note the incompatibility of the land use pattern within this particular block. The three subject properties, like the prior two parcels that were rezoned, are included within an area labelled as a "land use conflict" on

page 27 and described as an area "where established single family homes are surrounded by intensive industrial or commercial uses."

Likewise, pages 52 and 53 of that plan designate the entire block as an "inconsistent land use area" in which the plan recommends "residential uses are proposed to be redeveloped into the surrounding non-residential use".



Planning goals expressed in the 2020 Master Plan amendment further support the 2011 plan's recognition of incompatible land use locations.

"Provide for continued industrial growth in the City, using appropriate local tools and mechanisms." [Goal 4, p. 16, 2020 Master Plan]

"Evaluate areas of inconsistent land uses and determine the best long-range use of these areas, consistent with the Future Land Use Map. Where appropriate, rezone accordingly." [Action 14, p. 30, 2020 Master Plan]

Finally, both the 2011 and 2020 documents, while stressing the importance of following the plan, acknowledge that change is inevitable and unforeseen conditions may arise that, for good reason, necessitate zoning changes that deviate from the plan.

### **Recommendation**

I recommend that the Planning Commission recommend **approval** of the proposed rezoning to the City Council 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 Street.

- 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.
- 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.
- The proposed rezoning is consistent with the Michigan Zoning Enabling Act in promoting the public health, safety, and general welfare of the City by enabling continuation of a vibrant industrial economy, retention and growth of a significant employment base, reduction or elimination of current nuisance conditions, 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.



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

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## MEMORANDUM

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DATE: Thursday, September 18, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **September 23, 2025 Planning Commission Special Meeting Agenda – Rezoning Application for 515, 549 & 553 E Main Ave**

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**Background:** A special Planning Commission meeting has been scheduled for September 23, 2025, to hold a public hearing and consider a rezoning application from Mead Johnson and Company for their recently purchased parcels at 515, 549, and 553 E Main Ave. The requested zoning designation is I-2 – General Industrial District.

The parcel at 515 E Main Ave is zoned PF – Public Facilities District and was previously occupied by Bethel Church. The parcels at 549 and 553 E Main Ave are zoned R-2 – Single-Family and Two-Family Residential District and are each improved with a single-family dwelling. If approved, the parcels would be incorporated into the adjacent I-2-zoned Mead Johnson site.

In June and July 2025, the Commission reviewed rezoning requests for two residential parcels directly east of the subject sites and recommended approval. City Council subsequently rezoned those parcels to I-2 – General Industrial District. With the exception of the Zeeland BPW water tower property and the Upward Bound Ministries parcel on E Washington Ave, the subject parcels are the last remaining non-industrially zoned properties on the block.

To support the Commission's deliberations, staff asked the City Planning Consultant, Paul LeBlanc, to provide a report on the application. His September 16, 2025 report is enclosed with this memo and evaluates the request in light of the Master Plan, prior Commission action, and public input received on earlier rezonings in this area.

**City Planning Consultant's Review:** In his September 16 report, the City Planning Consultant recommends approval of the rezoning for several reasons, including:

- The City's adopted plans specifically flag this block as a long-standing "land use conflict"/"inconsistent land use area" and recommend transitioning the remaining residences to the prevailing non-residential pattern.
- Approval would be consistent with both the June rezoning of the immediately adjacent parcels and the existing, primarily non-residential corridor along the north side of E Main Ave.
- The rezoning promotes redevelopment opportunities that fit the area's established industrial setting, helping to resolve lingering land use conflicts, encourage compatible investment, and create conditions for improved site design during the site plan review stage.

**Staff Analysis:** When considering the current rezoning request, the consultant's September 16 report, and previous rezonings in the block, staff believes it is appropriate to rezone the parcels as requested.

Staff acknowledges that previous rezonings generated resident interest and concern, and the current application may do the same. While the requested rezoning marks a departure from the parcels' traditional land uses, staff finds the change consistent 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 noted that issues raised during the previous rezoning public hearings—such as traffic and buffering—should be addressed during the site plan review process, when a site plan and Site Plan Review Application are filed.

**Recommendation:** Staff recommends that the Planning Commission direct the City Attorney to prepare resolutions recommending that the parcels at 515, 549, and 553 E Main Ave be rezoned to I-2 – General Industrial District for the reasons outlined in the City Planning Consultant's September 16, 2025 report.

If the Commission accepts staff's recommendation, draft resolutions would return for consideration at the October 2, 2025 Planning Commission meeting. Should those resolutions be approved, it would be the Commission's last action in the matter, and the requested rezonings would then come before City Council for final action.

I hope this memo is helpful in outlining the rezoning application scheduled for September 23, why staff supports the request, and the general rezoning process. Please feel free to reach out with any questions regarding this memo, the resolutions, or related matters.



**CITY OF ZEELAND**  
**PLANNING COMMISSION MEETING MINUTES**  
**CITY HALL – 21 SOUTH ELM STREET**  
**SEPTEMBER 4<sup>TH</sup>, 2025**  
**5:45PM**

5:45 PM – Chairman Elhart called the meeting to order and requested a roll call of Planning Commissioners.

Present: Commissioners Sheri Holstege, Glenn Kass, Don Klompmaker, Kevin Klystra., Tim Klunder, and Chairman Bill Elhart.

Absent: Commissioners Amanda Cooper and Bob Blanton

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, and Interim Deputy Clerk Sharon Lash

-Moved by Klompaker to excuse absent members. Supported by Holstege. All voted aye.

Maday noted two communications that were included in the meeting packet, a notice of plan amendment from Holland Charter Township, and a letter from Marie and Kevin Boussie dated August 13, 2025.

Staff confirmed there were no additional items beyond those listed in the agenda packet.

Chairman Elhart opened the floor for general public comment. No comments were made.

-5:46pm Chairman Elhart opened the public hearing for the site plan review and special land use application for 123 E Main Ave

Commissioners Klompmaker and Klunder stated that the owner of the property at 123 E Main Ave is their financial advisor and asked to be excused from hearing the application.

-Moved by Holstege to excuse Klompmaker from the 123 E Main Ave public hearing due to the potential appearance of a conflict of interest. Supported by Klynstra. All voted aye.

-Moved by Holstege to excuse Klunder from the 123 E Main Ave public hearing due to the potential appearance of a conflict of interest. Supported by Klynstra. All voted aye.

Carey Koele of 123 Development, Inc presented the application stating that they proposed to demolish the existing single-story building at the property and construct a new two-story office building in its place. The new building would be used for offices for their financial planning business.

Maday reminded Commissioners that the full main floor office use of the property was a special land use. In the C-2 district, by right offices may only occupy the rear 60% of most buildings. The proposed office use of the main floor of the new building would require renewal of the special

land use for the property. Maday stated that staff supports the office special land use for the project, without it the redevelopment would not occur.

Perkins asked if the construction would impact the snowmelt system on the Main Ave side of the property. Koele noted that during the recent street reconstruction of Main Ave, they put in a foundation wall to eliminate potential issues when the site is redeveloped.

Commissioners discussed the requested office special land use for the property. Generally, Commissioners were in favor of granting the special land use, but questioned if it should be discontinued should the current occupant leaves. Typically, the office special land use remains in place despite the occupant, until the use is changed.

Maday stated that if desired, the Commission could consider amending city ordinance to address the concern about change of occupant versus change of use.

-6:14pm Moved by Klynstra to close the public hearing. Supported by Holstege. All voted aye.

**Motion 2025.18**

**Moved by Klynstra to approve the site plan review and special Land use application for 123 E Main Ave – 123 Development, Inc. for the demolition of existing building and construction of a two-story 6,350 square foot building on the site. Building is proposed office use. Finding that the special land use criteria in Section 9.102 of Volume II of the Zeeland City Code had been met.**

**Supported by Kass**

**Roll Call Vote on Motion 2025.18**

**Ayes: Perkins, Holstege, Kass, Klynstra, and Chairman Elhart**

**Nays: None**

**Abstain: Klompmaker and Klunder**

**Absent: Cooper and Blanton**

**Motion Passes**

-6:17pm Chairman Elhart opened the public hearing for the site plan review application for 800 E Riley Street – JR Automation Technologies, LLC

Becky Page, the project engineer presented the application for the project which includes the development of a 45-acre site with manufacturing space, office space and related site improvements. She noted that the site had been designed in compliance with City Ordinance and had been provided to staff previously for preliminary review.

Joel Cooper of JR Automation Technologies, LLC explained that the company was excited to locate their global headquarters in the City of Zeeland. He explained that the site has been designed to be energy efficient and includes natural landscaping and features.

Maday presented staff comments on the application, noting that the project was viewed by staff as transformational in nature and aligns with the City's Master Plan. He noted that the site was compliant with city ordinance, but there were a number of administrative type items

including final utility plan design that were still in process. Maday noted that a traffic study was being conducted and that the results would be reviewed by the City Consulting Traffic Engineer.

Staff supports the application, but requested a number of conditions to resolve outstanding items:

1. Relocation of required plantings outside the clear visibility triangle at Riley St. and 84th St.
2. Final approval of the site utility plan by City of Zeeland and Zeeland BPW staff.
3. Final approval of the plan package by City Fire Rescue.
4. Final approval of stormwater management plans and related documents by the City's consulting engineer.
5. Concurrence with the findings of the traffic impact study by the City's consulting traffic engineer. Any required traffic improvements, on- or off-site, must be completed at the developer's expense.

-6:31pm Moved by Klompmaker to close the public hearing. Supported by Klynstra. All voted aye.

**Motion 2025.19**

**Moved by Klompmaker to approve the site plan review application for 800 E Riley St – JR Automation Technologies, LLC for the development of approximately 45.5-acre parcel to include and approximate 40,000 square foot office building, a 210,000 square foot manufacturing building with office area and site improvements including vehicle parking and movement areas, landscaping and stormwater management with the following conditions:**

1. Relocation of required plantings outside the clear visibility triangle at Riley St. and 84th St.
2. Final approval of the site utility plan by City of Zeeland and Zeeland BPW staff.
3. Final approval of the plan package by City Fire Rescue.
4. Final approval of stormwater management plans and related documents by the City's consulting engineer.
5. Concurrence with the findings of the traffic impact study by the City's consulting traffic engineer. Any required traffic improvements, on- or off-site, must be completed at the developer's expense.

**Supported by Holstege**

**Roll Call Vote on Motion 2025.19**

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

**Nays: None**

**Absent: Blanton and Cooper**

**Motion Passes**

-6:34pm Chairman Elhart opened the public hearing for the special land use application for 17 E Main Ave – Seeking approval of alcohol sales from new restaurant.

Holstege stated that she works for the company that is managing the residential rental units in the building the restaurant that is seeking this approval is located in and asked to be excused out of concern of an appearance of a conflict of interest.

-Moved by Klompmaker to excuse Holstege from the 17 E Main Ave public hearing due to the potential appearance of a conflict of interest. Supported by Klynstra. All voted aye.

Scott Geerlings of Midwest Construction Group and Geerlings Development, owner of the building presented the application stating that the proposed 132-seat restaurant that is opening at the property is seeking special land use approval for the sale of alcohol for on-premises consumption.

Maday provided background information regarding the property and application stating that the parcel is zoned C-2 – Central Business District, and that in the C-2 District restaurants are permitted by right. He noted that the sale of alcohol requires special land use approval, and that approval must be obtained before City Council will consider a liquor license application. Maday stated the building was nearing completion and there are 48 parking spaces on-site, although in the C-2 zone district the City is required to provide parking capacity through its owned and leased lots.

Maday reviewed the alcohol special land use criteria, stating that he believed it had been met.

Maday read the attached communication from Dr. Kevin Rebhan of 25 N State St, the adjacent property to the north.

Dr. Kevin Rebhan of 25 N State St spoke and reiterated his request that the application be denied due to parking concerns and the potential of restaurant patrons parking in the 25 N State Street parking lot. He stated that they experienced such issues during construction and the property owner was not responsive to their concerns.

Ed Zylstra of North Street Christian Reformed Church spoke and stated that the church does not oppose the restaurant, or the sale of alcohol but believes the application should be denied due to lack of parking. They expect the church parking lot that is jointly owned and leased with/to the City for public parking would be full and unavailable for church use due to restaurant parking.

Katie Smitch of Exit 76 Corporation, the owner of the gas station across the street stated that they object to the approval of the application due to concerns that restaurant patrons would park in their parking lot.

Dr. Tim Glupker, also an owner of the adjacent 25 N State St property, stated that he did not believe there was adequate parking and asked that the applicant provide a barrier between their parking lots to prevent overflow parking.

John Rosendall, owner of 16 E Main Ave, across the street from the property stated he has concerns regarding restaurant patrons parking in their parking lot.

Klompmaker noted that the building site plan was already approved and with the zoning of the parcel, parking is not one of the criteria of the requested alcohol special land use. Donkersloot confirmed that is correct.

-7:02pm – Moved by Klompmaker to close the public hearing. Supported by Klynstra. All voted aye.

**Motion 2025.20**

**Moved by Klompmaker to approve Special Land Use Application for 17 East Main – 17 East Main, LLC. an approximate 132 – seat table service restaurant on the east half of the main floor of existing multi-use building. Applicants propose the sale of alcohol for on-premises consumption. Finding that the special land use criteria for such use has been met.**

**Supported by Klynstra**

**Roll Call Vote on Motion 2025.20**

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

**Nays: None**

**Abstain: Holstege**

**Absent: Cooper and Blanton**

**Motion Passes**

-7:04pm – Chairman Elhart opened the public hearing for the Temporary Land Use Application from Mead Johnson for a temporary parking lot on their properties at 55 N Division St, 637 and 725 E Main Ave.

Andrew Smith of Mead Johnson, presented the application and stated that they are preparing for a large shut down of their factory for cleaning and equipment upgrades and were seeking approval for a temporary 136-gravel parking lot at their facility to provide parking for the various contractors who will be on-site. He stated that this is not related to the facility modernization project they are planning.

Josh DeYoung of 605 E Main Ave spoke and asked if the parking lot would be accessed through N Division St. He also asked if construction will occur at night and stated he is concerned about dust from the parking lot.

Mr. Smith stated that the parking lot will only be accessed from their existing driveways due to site security requirements. He added that the parking lot will be constructed during typical business hours, with dust being controlled during the construction.

Kass asked if once the shut down was complete if the parking lot would be used as a staging area for other projects. Smith stated it would not be. He stated that the concept plans for their larger project that were presented in June show the parking lot area covered by a building.

Klompmaker stated that although the parking lot wasn't permanent, safety lighting should be installed for users. Commissioners agreed with that concept.

The Commission discussed requiring a screen on the south side of the parking lot to prevent light spill onto the adjacent 605 E Main Ave property that is still occupied.

Maday reviewed the temporary land use criteria noting that staff believes it has been met.

-7:16pm – Moved by Klompmaker to close the public hearing. Supported by Klynstra. All voted aye.

**Motion 2025.21**

**Moved by Klompmaker to approve Temporary Land use at 55 N Division, 637 & 725 E Main Ave – Mead Johnson & Company for the construction of a 300' wide by 253' long, 136 space, temporary gravel parking lot on the interior existing industrial site. Proposed parking lot is to be accessed from existing driveways. Proposed term of temporary land use is for one year. The approval contains two conditions:**

- 1. Temporary screening must be installed on the south side of the parking lot.**
- 2. Safety lighting must be installed in the parking lot.**

**Supported by Holstege**

**Roll Call Vote on Motion 2025.21**

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

**Nays: None**

**Absent: Cooper and Blanton**

**Motion Passes**

-Moved by Klompmaker to approve the minutes of the August 2025 regular Planning Commission meeting. Supported by Holstege. All voted aye.

Maday stated that the Commission usually begins their Capital Improvement Projects List developed at their October meeting and asked if the Commission would like to take a bus tour in 2025. Commissioners stated they would.

7:20 PM Moved by Commissioner Klompmaker to adjourn, Supported by Commissioner Klynstra. All voted aye.

Respectfully submitted,

Sharon Lash  
Interim Deputy Clerk