



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

MEMORANDUM

DATE: Thursday, February 12, 2026

TO: Tim Klunder, City Manager

FROM: Tim Maday, Community Development Director

RE: **February 16th City Council meeting agenda – Request to vacate Division Street north of Main Avenue**

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

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

Procedure Overview: The City's street vacation process is outlined in the memorandum prepared by the City Attorney dated July 13, 2011 (attached). As described in that procedure, upon receipt of a street vacation request, the initial step is for City Council to refer the request to the Planning Commission for review and recommendation.

The procedure memo further outlines that the Planning Commission may, if deemed necessary, require that a traffic study be conducted prior to making a final recommendation to City Council. The procedure also provides that the Planning Commission's next steps may include scheduling and holding a public hearing before forwarding a recommendation to Council. It should be noted that following Planning Commission review, the process includes a required City Council public hearing before a final decision may be made.

Mead Johnson has indicated in their February 6, 2026 request that they do not believe a traffic study is warranted, given that the street segment is not a through street and is bordered entirely by property under their ownership. At this time, staff does not anticipate a need for a traffic study based on the current configuration and use of the street. However, this determination will be made by the Planning Commission.

Next Steps / Staff Recommendation: At the February 16, 2026 City Council meeting, staff will recommend that the North Division Street vacation request from Mead Johnson, LLC be referred to the Planning Commission in accordance with the City's established procedure.

The Planning Commission would be expected to first consider the request at its March 5, 2026 meeting, at which time it may determine whether to schedule a public hearing and outline any additional information needed prior to making a recommendation to City Council.

I hope this memo is helpful in explaining the proposed street vacation that will come before City Council on February 16th, as well as the City's process for reviewing this type of request. Please feel free to contact me with any questions regarding this memo or the attached materials.

City of Zeeland

FEB 06 2026



Received

February 6, 2026

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

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

Dear Mr. Maday:

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

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

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

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

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



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

Respectfully,

Allan Barron

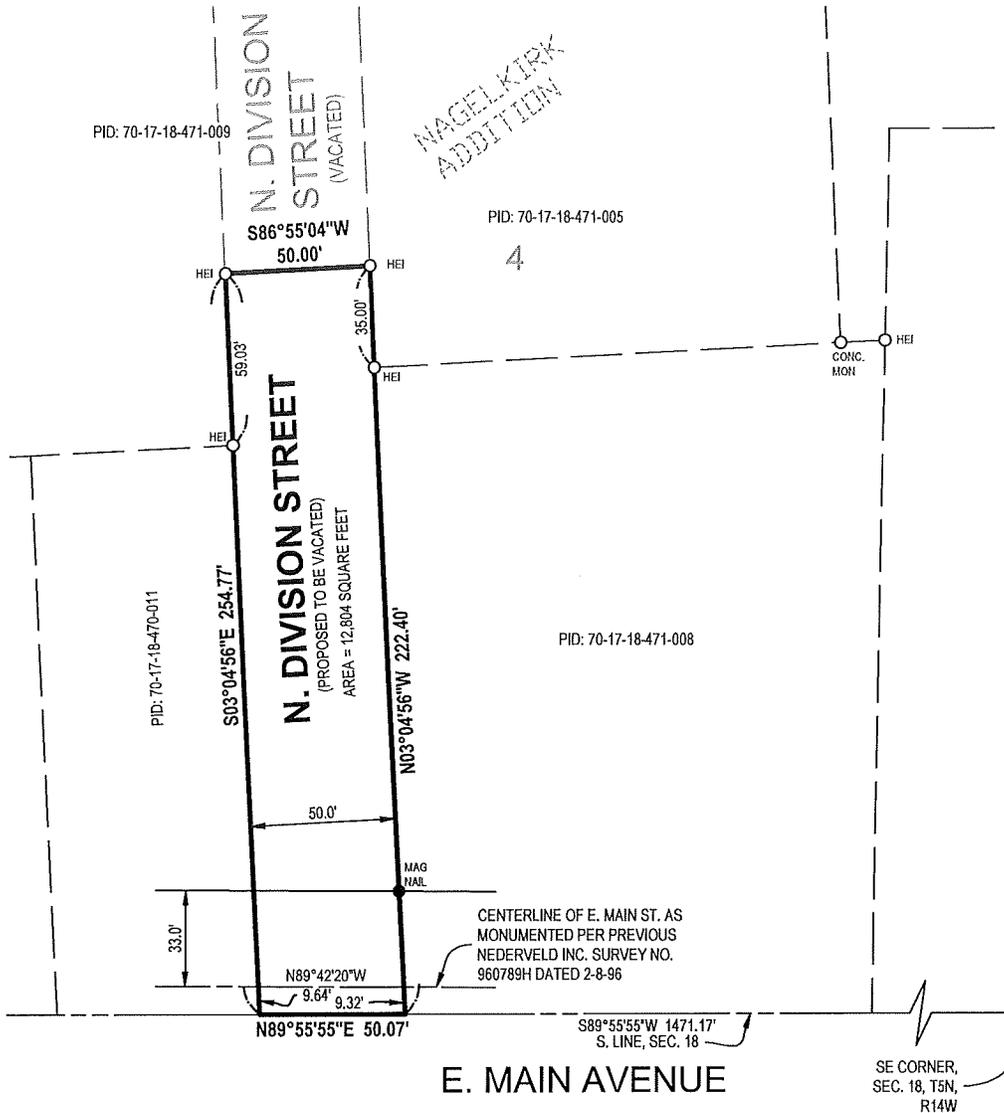
Allan Barron
Sr. Manager Engineering, Vivid Project

Enclosures

EXHIBIT "A"

Received

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



DESCRIPTION

PROPOSED VACATION:

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

LEGEND

- Iron-Found
- Iron-Set

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



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

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MEMO

July 13, 2011

To: Art Grimes

Re: Vacating of a Portion of Jefferson Street

Dear Art:

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

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

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

Memo

Re: Vacating a Portion of Jefferson Street

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

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

Sincerely,

James A. Donkersloot
Zeeland City Attorney

JAD\njk

cc Zeeland City Council
/Zeeland City Planning Commission