



REZONING APPLICATION
Planning Commission
City of Zeeland
MAY 16 2025

Community Development Department
 21 S ELM ST - ZEELAND, MI 49464
 Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
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Received by _____ Date Received _____ \$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 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 633 E Main Ave and 605 E Main Ave	Parcel number 70- 17-18-400-045 and 17-18-471-008		
Property size (acres) 1.48 and 0.88	Frontage	Depth	
Current zoning Residential - R-2 & R-3	Requested zoning Industrial - I2		
Adjacent zoning North <u>I2</u> South <u>C2</u> East <u>I2</u> West <u>R2</u>			
Master Plan Land Use I2 for 633 & R-2 for 605	Is request consistent with Master Plan Land Use? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Proposed use of property Property will be used to support the existing Mead Johnson Factory.			

II. CONTACT INFORMATION

Property owner Mead Johnson & Company	Contact Art Pike		
Phone (812) 568-8917	Email Arthur.Pike@reckitt.com		
Applicant Art Pike	Company Mead Johnson & Company		
Address 725 E Main Ave	City Zeeland	State MI	Zip 49464
Phone (812) 568-8917	Email Arthur.Pike@reckitt.com		
Applicant's interest in property 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 OF APPLICANT:  Electronically signed by: Arthur Pike
Reason: I approve this document.
Date: May 16, 2025 11:04 CDT Date: **16-May-2025**

Signature of property owner (if other than applicant) _____

SIGNATURE OF OWNER: _____ Date: _____

City of Zeeland

MAY 16 2025

Received



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

May 15th, 2025

Dear Mr. Maday,

I am writing regarding the request for rezoning of the residential properties located at **633 E Main Ave** (currently zoned R-2) and **605 E Main Ave** (currently zoned R-3) in Zeeland, Michigan, from Residential and Public Facilities districts to I-2 Industrial. This request is made on behalf of Mead Johnson, a company committed to contributing toward the economic growth and industrial development of the community.

Background and Justification:

The City's Master Plan, both the 2011 version and its 2020 amendment, serves as a guide for future land use decisions. While the Master Plan emphasizes the importance of adhering to planned zoning boundaries, it also acknowledges that conditions may change, and unanticipated opportunities may arise. As stated in the Master Plan:

"Change is constant and usually unpredictable, and there may be circumstances that warrant changes to the zoning boundaries that are not consistent with the Master Plan. If and when this occurs, the Master Plan should be updated to conform to the changed circumstances." (2011 Master Plan, p. 63)

"Although this plan is a comprehensive guide for land use planning over the next 20 years, there is no way to predict what changes may occur that were not contemplated at the time this plan was created." (2011 Master Plan, p. 63)

"It is important to understand that the Master Plan is a guide and should be an integral part of decisions related to zoning, land development, and capital investment. However, conditions change; unanticipated opportunities may arise; and new challenges may emerge. The Plan should be kept current. Deviating from the Plan should not occur without sound rationale. When



such a departure is warranted, the reasons for that action should be clearly stated. If the circumstances are widespread, the Plan should be amended to reflect the change and ensure that it remains consistent with prevailing conditions." (2020 Master Plan, p. 32)

The properties in question are currently surrounded by industrially-zoned land on one or more sides. Rezoning these smaller parcels to I-2 Industrial would align them with the adjacent larger industrial properties, facilitating consolidation and industrial development. This approach is supported by the Master Plan's designation of these areas as Inconsistent Land Use Areas, which are intended to be redeveloped into surrounding non-residential uses over time. As described in the 2011 Master Plan:

"The land use designation underlying each of the identified inconsistent land use areas represents the recommended future land use in each area. Most of these residential uses are proposed to be redeveloped into the surrounding non-residential use, and most are already zoned for the dominant use. However, this will likely only occur over time. The existing houses should be preserved until the market demands redevelopment." (2011 Master Plan, pp. 52-53)

Community Benefits:

1. **Economic Growth:** Rezoning these properties will enable Mead Johnson to expand its operations, creating new job opportunities and contributing to the local economy.
2. **Industrial Development:** The Master Plan supports the expansion of industrially-zoned land to eliminate land use conflicts and promote industrial growth. This rezoning aligns with the goals and policies outlined in the Master Plan, including:
 - o Encouraging future land uses to be compatible with one another through ongoing review and modification of the Master Plan and zoning map. (2020 Master Plan, Goal 1, p. 13)
 - o Eliminating land use conflicts over time through zoning land to be consistent with the Future Land Use Map. (2020 Master Plan, Policy 1A, p. 13)
 - o Providing for continued industrial growth in the City, using appropriate local tools and mechanisms. (2020 Master Plan, Goal 4, p. 16)



- Encouraging new industrial development only in areas where there will be minimal negative impact on other land uses. (2020 Master Plan, Policy 4A, p. 16)
- Evaluating areas of inconsistent land uses and determining the best long-range use of these areas, consistent with the Future Land Use Map. Where appropriate, rezone accordingly. (2020 Master Plan, Action 14, p. 30)

Public Support:

The desire for expanded industrial opportunities was clearly expressed in the public opinion survey conducted in conjunction with the 2011 Master Plan. Over 78 percent of respondents agreed that more industrial employers are needed, and 67 percent supported the expansion of the industrial park. (2011 Master Plan, p. 79)

Conclusion:

In light of the above points, I strongly urge the City to consider rezoning the residential properties at **633 E Main Ave** (R-2) and **605 E Main Ave** (R-3) to I-2 Industrial. This change will not only support Mead Johnson's growth but also align with the community's vision for industrial development and economic prosperity.

Thank you for your consideration.

Arthur Pike
Vivid Program External Affairs Director

A handwritten signature in black ink, appearing to read 'APike'.

*Electronically signed by: Arthur
Pike
Reason: I approve this
document.
Date: May 16, 2025 11:14 CDT*