



REZONING APPLICATION  
Planning Commission  
City of Zeeland

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

City of Zeeland

Received by Art 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 <u>515, 549, and 533 E Main Ave</u><br><i>553 (Art) 7-30-25</i>                       | Parcel number 70- <u>17-18-470-(021, 010, and 011)</u>  |
| Property size (acres) <u>2.36, 0.31, and 0.28</u>  | Frontage <u>300, 60, 80</u> Depth <u>350, 160, 160</u>  |
| Current zoning <u>PF and R1 + R2 (A4) 7-30-25</u>  | Requested zoning <u>I2</u>  |
| Adjacent zoning<br>North <u>I2</u> South <u>G2</u> East <u>I2</u> West <u>R1</u>                       |   |
| Master Plan Land Use <u>Industrial</u>   | Is request consistent with Master Plan Land Use?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Proposed use of property<br><u>Property will be used to support the existing Mead Johnson Factory.</u> |   |

II. CONTACT INFORMATION

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

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.

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

SIGNATURE OF APPLICANT: \_\_\_\_\_ Date: 25-Jul-2025

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, appearing to read "APike", is located to the left of the electronic signature metadata.

*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                                       |
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