CITY OF ZEELAND
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Please take notice that the Zeeland City 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 at the Howard Miller Community Center – 14 S Church St – Zeeland, MI 49464 at 6:00pm on Monday, August 25, 2025 for a special meeting. The following application will be reviewed at:

6:05pm	
Applicant:	**Andrew D Smith**
Property Owner:	**Mead Johnson & Company**
Project Location:	**55 N Division St, 637 & 725 E Main Ave**
PIN:	**70-17-18-471-009, 70-17-18-400-044, 70-17-18-400-041**
Zoning:	**I-2 – General Industrial District**
Description of Request:	**Temporary Land Use Application for the construction of a 300' wide by 253' long, 136 space, temporary gravel parking lot on the interior of existing industrial site. Proposed parking lot is to be accessed from existing driveways. Proposed term of temporary land use is for one year.**

The public, anyone receiving this notice, or any interested person may be heard or may present their written comments during the said hearing, or may file written comments during normal business hours with the Zoning Administrator's Office prior to the date and time of the public hearing. Information regarding this meeting and the public hearing may be reviewed in the Zoning Administrator's Office from 8:30 A.M. to 12:00 P.M. and from 1:00 P.M. to 4:30 P.M. on any day not a holiday from Monday through Friday.

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 772-6400.

Dated: August 4, 2025
Timothy Maday – Zoning Administrator

Received: 07-31-25 City of Zeeland Community Development

31JUL2025

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

Dear Tim,

Enclosed is the Temporary Land Use application for the Mead Johnson Nutrition property located at 725 E Main Ave.

The request is based on a need to provide additional capacity parking for employees and external contractors as MJN continues to modernize the current facilities on the campus. MJN will be submitting formal full Site Development plans for review and approval later this year on New Asset construction. As we continue to develop those plans, we are trying to prepare areas of the site to be ready for new construction activities which this temporary gravel lot will allow to occur.

We look forward to presenting on this application and will comply with all requests from the jurisdictions as necessary. Thank you for your continued support. Please let me know if there is anything else that you require in the meantime.

Respectfully,
Andrew

Mead Johnson Nutrition / Reckitt
Andrew D. Smith, Sr. Program Manager - Vivid
725 E Main Ave
Zeeland, MI 49464

M: (919) 612-+1174 **W:** Reckitt.com
Email: andrew.smith3@reckitt.com

Received: 07-31-25 City of Zeeland Community Development

TEMPORARY LAND USE & TEMPORARY STRUCTURES 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
www.cityofzeeland.com

Received by _____ Date _____ $350 Fee _____ Check No _____

Please submit this application with site plan (if applicable) at least 30 days prior to the requested Planning Commission meeting (usually the 1st Thursday of the month). The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address	Property Tax #
725 E Main Ave. Zeeland, MI 49464	70- 17-18-400-041
Proposed temporary use of property (Portable booth(s), festival tent(s), craft & produce vendor tent(s), circus tents, etc.)	
Gravel parking lot approximately 300'x253', located on the West end of the property, East of the Bennett Wood Specialty property, that would have 136 parking stalls with a gravel drive connection to the existing paved employee parking lot. Access to the proposed gravel lot would be from Main Ave. through the existing employee parking lot drive and security gates.	
Start Date	End date
15SEP2025	15SEP2026
Hours of operation:	
24 hours per day, 7 days a week	

II. CONTACT INFORMATION

Property owner (if other than applicant)	Contact
MEAD JOHNSON & COMPANY	Andrew D. Smith
Phone	Email
(919) 612-1174	andrew.smith3@reckitt.com

Applicant	Company		
Andrew D. Smith	Mead Johnson Nutrition/Reckitt		
Address	City	State	Zip
725 E Main Ave.	Zeeland	MI	49464
Phone	Email		
(919) 612-1174	andrew.smith3@reckitt.com		

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: _____ Date: 31JUL2025

Signature of property owner (if other than applicant)

SIGNATURE OF OWNER: _____ Date: _____

Please draw and submit a detailed site plan (if applicable) on the 2nd page of this application or attach a separate site plan.

Received: 07-31-25 City of Zeeland Community Development

Please draw your site in the space below and include:

- Property lines
- All existing structures on the property including streets and sidewalks
- Proposed location of temporary structures including portable toilets and garbage containers

N

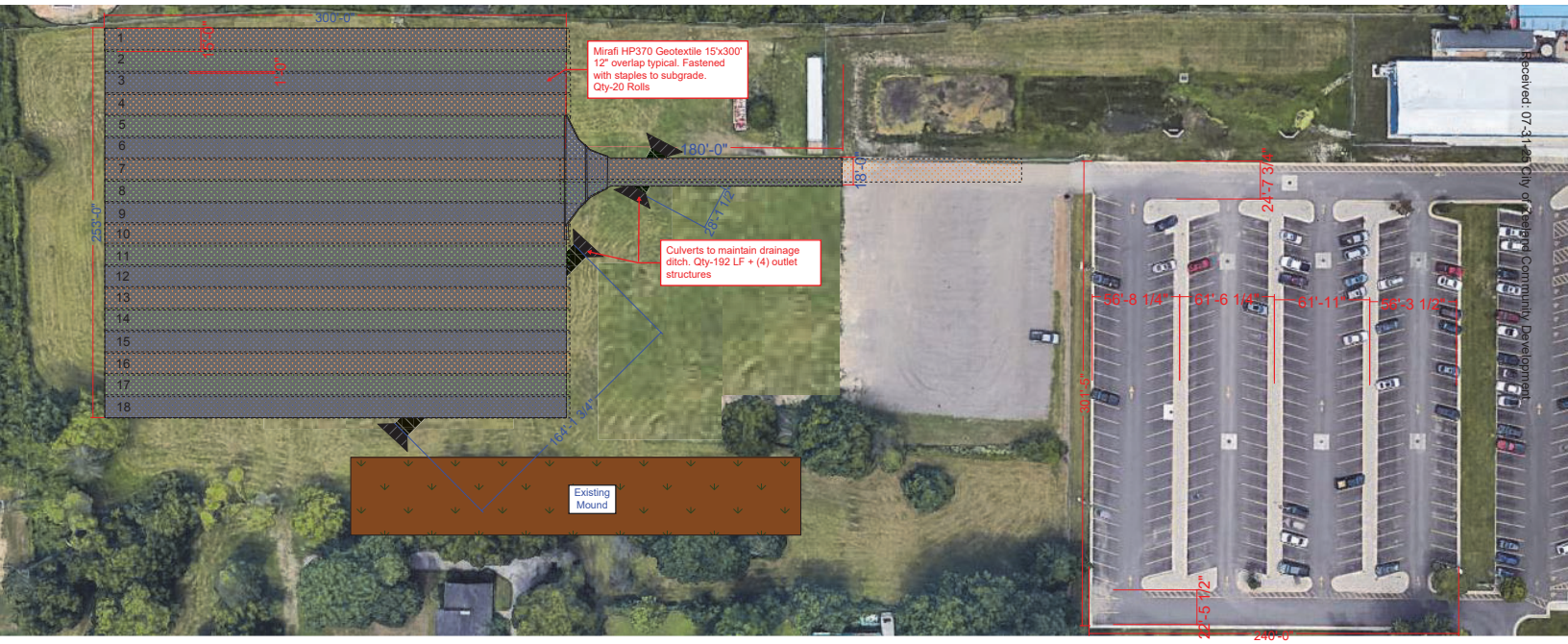
SEE ATTACHED PLANS

Section 9.170 City Code Vol II –
Temporary Land Uses and Temporary Structures

a) *Subject to the terms of this ordinance, a temporary land use and/or a temporary structure may be approved by the Zoning Administrator for a period of up to ten (10) days. No public hearing shall be required for a 10 day permit.*
b) *Subject to the terms of this ordinance, a temporary land use and/or a temporary structure may be approved by the Site Plan Review Committee for a period of up to 90 days. A public hearing shall be required for a permit whose duration is requested for a period of between 11 and 90 days.*
c) *Subject to the terms of this ordinance, a temporary land use and/or a temporary structure may be approved by the Planning Commission for a permit whose duration is requested for a period of greater than 90 days but for less than 12 months and 1 day.*
d) *Temporary land uses and temporary structures may only be approved upon the filing of a proper application. The Site Plan Review Committee and the Planning Commission may approve an extension of a temporary land use and temporary structure permit for one additional time period of equal length to the period of the original permit.*
e) *In no event shall a temporary use or temporary structure be permitted for more than 24 months from the date the original permit was granted.*
f) *Temporary permits may be granted under the following conditions:*
   (1) *The granting of the temporary permit shall in no way constitute a change in the basic uses permitted in the district where the temporary use is permitted.*
   (2) *The temporary permit shall be issued in writing, stipulating all conditions as to the time, the nature of the use or structure and the arrangements for removing the use or structure at after the termination of the temporary permit.*
   (3) *All setbacks, land coverage, off-street parking, lighting and other requirements shall be made at the discretion of the reviewing person or entity.*
   (4) *The use and structure shall be in harmony with the general character of the district and must not be significantly detrimental to an adjacent property owner.*
   (5) *The need for a special use permit must be necessitated by a temporary need or an emergency condition.*
   (6) *Except as otherwise provided herein, a temporary permit shall not be granted without first giving notice to owners of adjacent parcels of a public hearing as provided for by law.*
g) *In addition to the above, temporary structures, portable booths, festival tents, craft and produce vendor tents, food tents, and circus tents may be located in parks, parking lots, vacant lots, streets which will be temporarily closed, within the public right-of-way, and in other locations on nonresidential lots for not more than ten consecutive days. The zoning administrator has jurisdiction to establish setbacks, to establish public safety requirements, to require the placement of portable toilets and garbage*

containers, to establish hours of use, and to approve or deny site plans and to establish conditions, including but not limited to the filing of a clean-up bond and a security bond with the city, for events which utilize portable booths and tents.

h) If a temporary permit is denied or if there is an undue hardship resulting from strict adherence to the requirements set forth in a temporary permit, and if there is not a public welfare or public safety purpose which is served by strict compliance with said conditions, an appeal may be filed with the Planning Commission for permits which were originally denied or granted by the zoning administrator or by the Site Plan Review Committee. If the temporary permit was denied or was granted by the Planning Commission an appeal may be filed with the Board of Zoning Appeals."



Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-1 Civil Site Plan - Geotextile Barrier & Underdrains

Project Name
Contractor Parking

Grand River Construction, Inc.

☐ APPROVED ☐ REJECTED
☐ REVISE ☑ NOT REVIEWED

BY DBecker DATE 6/5/2025
SUBMITTAL# Rev-1.5 SPEC

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site

Received: 07-31-25 City of Zeeland Community Development

Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-2 Civil Site Plan - Aggregate Base & Drainage Profile

Project Name
Contractor Parking

Grand River Construction, Inc.
Commercial and Industrial General Contractor • Facilities Services • Concrete Specialist

☐ APPROVED ☐ REJECTED
☐ REVISE ☑ NOT REVIEWED

BY DBecker DATE 6/5/2025
SUBMITTAL# Rev-1.5 SPEC

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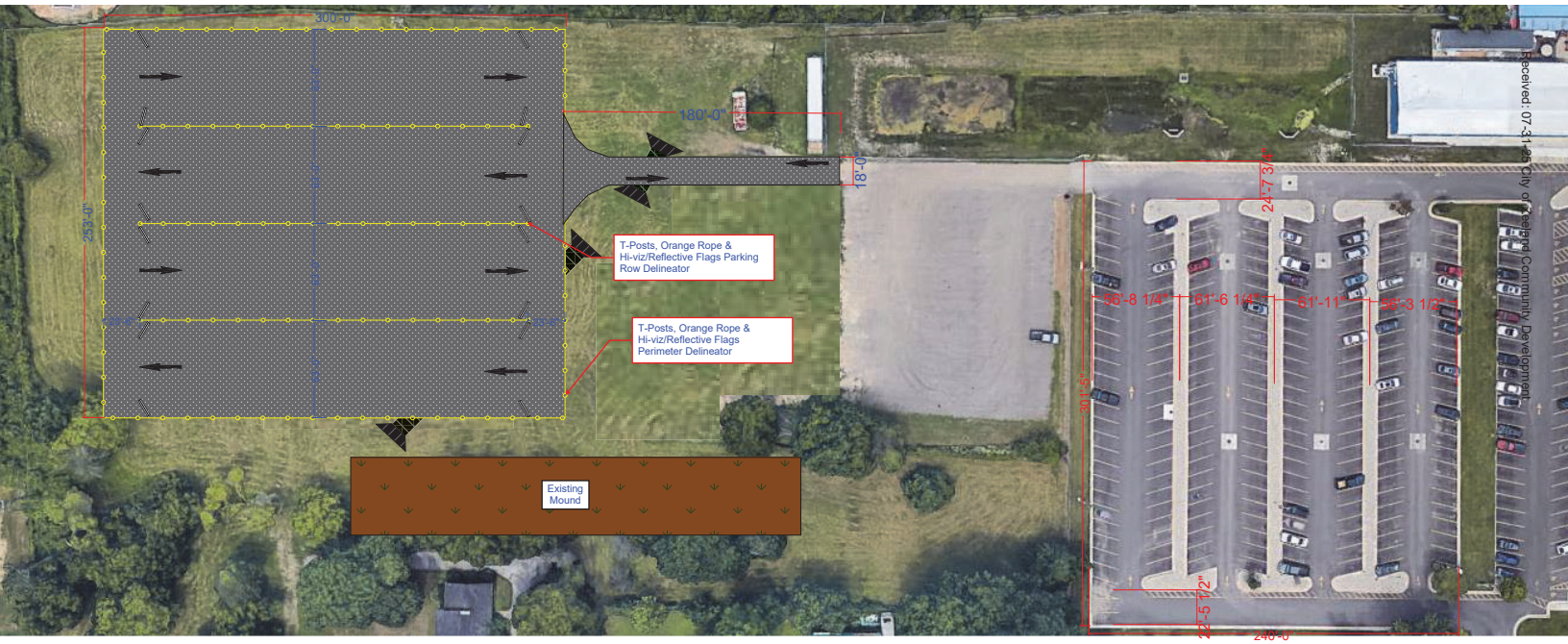
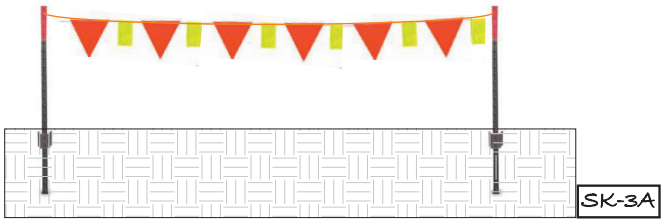


Received: 07-31-2025 City of Zeeland Community Development



Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-3 Civil Plan - Fencing

Project Name: Contractor Parking	Grand River Construction, Inc.
☐ APPROVED	☐ REJECTED
☐ REVISE	☑ NOT REVIEWED
BY DBecker	DATE 6/5/2025
SUBMITTAL# Rev-1.5	SPEC

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Received: 07-31-25 City of Zeeland Community Development

Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-4 Traffic Flow Plan

Project Name
Contractor Parking

Grand River Construction, Inc.
Commercial and Industrial General Contractor • Qualified Concrete • Concrete Specialist

☐ APPROVED ☐ REJECTED
☐ REVISE ☑ NOT REVIEWED

BY DBecker DATE 6/5/2025
SUBMITTAL# Rev-1.5 SPEC

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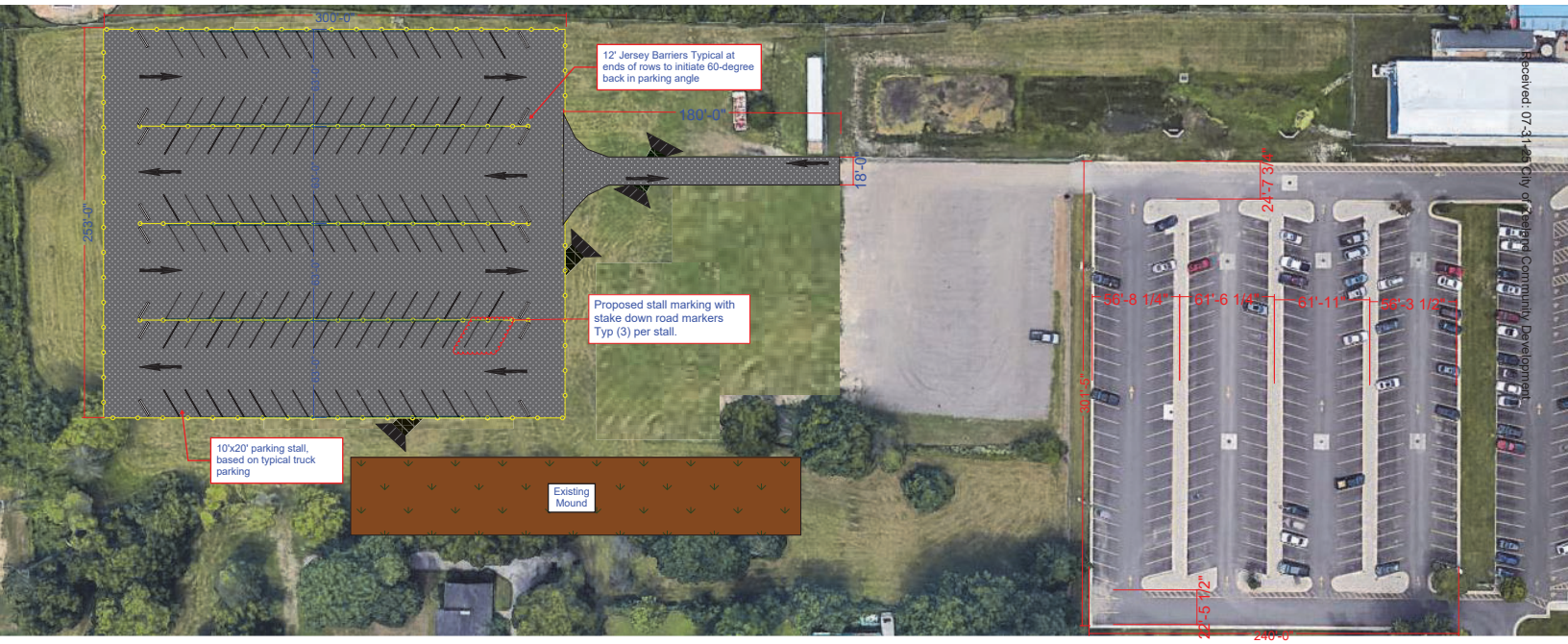
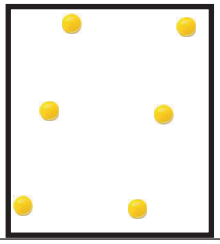


Received: 07-31 Leon Township Community Development

Number of Parking Spaces: 136

Stall Size: 10' wide by 20' length to accommodate typical contractor truck size.



Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-5 Parking Plan

Project Name
Contractor Parking

Grand River Construction, Inc.

☐ APPROVED ☐ REJECTED
☐ REVISE ☑ NOT REVIEWED

BY DBecker DATE 6/5/2025
SUBMITTAL# Rev-1.5 SPEC

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