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 5:45pm on Thursday, October 2, 2025 for its regular monthly meeting. The following application will be reviewed at 5:50pm:

Applicant:	**Allan Barron**
Property Owner:	**Mead Johnson & Company**
Project Location:	**633, 637, 641,649, 658, 701 & 725 E Main Ave**
PIN:	**70-17-18-400-045, 70-17-18-400-044, 70-17-18-400-020, 70-17-18-400-023, 70-17-18-400-022, 70-17-18-400-027, 70-17-18-400-041**
Zoning:	**I-2 – General Industrial District**
Description of Request:	**Temporary Land Use Application for the construction of a 54,000 square foot, 175 space, temporary parking lot on the south side of existing industrial site. Proposed parking lot is to be accessed from existing driveway.**

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: September 8, 2025
Timothy Maday – Zoning Administrator

City of Zeeland

FEEL THE ZEE

SEP 05 2025

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 Received 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.	70- 17-18-400-041

Proposed temporary use of property (Portable booth(s), festival tent(s), craft & produce vendor tent(s), circus tents, etc.)
Approximately 54,000 sqft temporary asphalt parking lot (175 parking stalls) including required stormwater management structures at the South edge of our property adjacent to Main Avenue per attached drawings. Entry to temporary lot will utilize our existing secure entry to the site from Main Avenue. Construction privacy fencing will be utilized to mitigate visual concerns along Main Avenue.

Start Date	End date
10/15/2025	10/14/2026

Hours of operation:
Will be in use 24/7

II. CONTACT INFORMATION

Property owner (if other than applicant)	Contact
Reckitt/Mead Johnson Nutrition	Allan Barron
Phone	Email
847-409-3536	allan.barron@reckitt.com

Applicant	Company		
Allan Barron	Reckitt/Mead Johnson Nutrition		
Address	City	State	Zip
725 E. Main Ave.	Zeeland	MI	49464
Phone	Email		
847-409-3536	allan.barron@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: A. Barron Date: 05SEPT2025

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.

Request for Temporary Land Use Approval for a Temporary Parking Lot at Mead Johnson Nutrition

09SEPT2025

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

Dear Tim,

Please find enclosed a Temporary Land Use application for the Mead Johnson Nutrition property at 725 E. Main Avenue.

This request is to allow for the construction of a temporary parking lot on our property along E. Main Avenue. Drawings for this proposed temporary lot are attached to this submittal.

This lot is necessary to allow for the relocation of some of the existing on-site parking that is currently located within the footprint of the proposed new building. This temporary request is based on the desire to complete this work prior to spring 2026 so that, pending site plan approval - expected early 2026, sitework for the new building can begin without the parking relocation impeding an early spring start.

This temporary lot may, pending site plan approval, become part of the permanent on-site parking plan. As such the design has been completed with all appropriate slopes and underground stormwater structures and piping. This stormwater will flow initially to a temporary on-site detention basin and then to our existing permitted stormwater detention basin. No changes will be made to the outflow to Brower Drain, and Ottawa County will not be impacted.

Our Civil Engineering partner, Dan Lewis of VK Civil, has been reviewing the plan and stormwater calculations with The City's Engineering partner, Al Pennington, and understand that this request is dependent on approval of those calculations.

We understand the concerns of the City and the community regarding the aesthetics along E Main Avenue associated with adjacent parking, as well as with the coming construction, and to mitigate to the best of our ability we plan to install privacy construction fencing along E. Main Avenue (sample shown in attached – messaging to be relevant and in agreement with the city)

We look forward to presenting this to the City Planning Commission and plan to comply with all reasonable requirements from the City. Thank you for your continued support. Please let me know if there is anything else that you require in the meantime.

Respectfully,

Allan Barron
Sr. Manager Engineering, Vivid Project

Proposed Temporary Construction Privacy Fencing (sample only)

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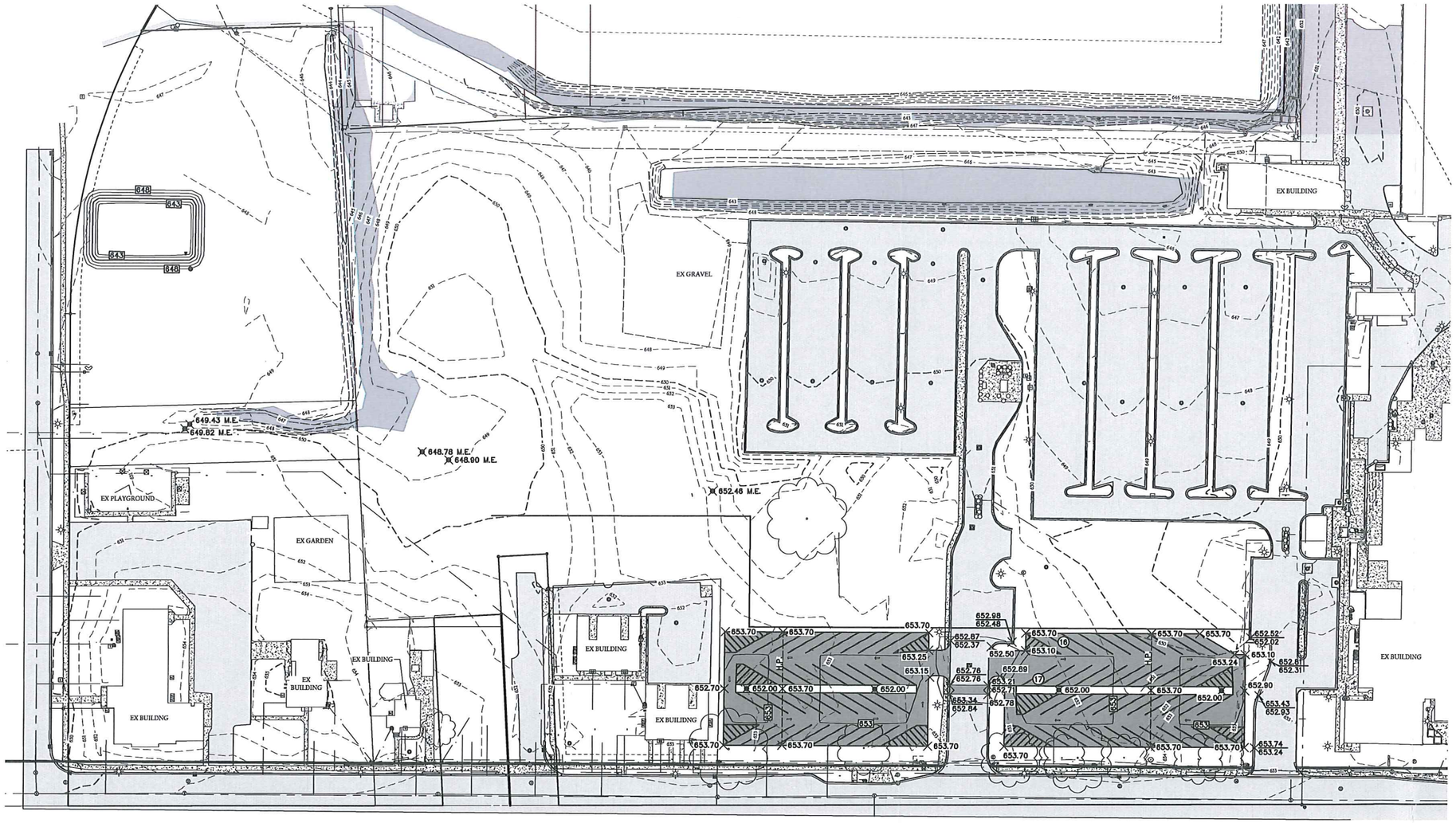
VK CIVIL
Vriesman & Korhorn
Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120
www.VKcivil.com
JOB NO. 1471

SCALE: 1" = 60'
0' 30' 60' 90' 120'



PRELIMINARY - NOT FOR CONSTRUCTION

ips
Integrated Project Services
Engineering
Design/Build
Compliance
Consulting
10601 MISSION ROAD
SUITE 240
LEAWOOD, KS 66206
913.345.9084 PHONE
www.ipsdb.com
IPS PROFESSIONAL ENGINEERS AND ARCHITECTS, PC.

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Approved by

Drafter / Designer	mm/dd/yy
Project Manager	mm/dd/yy
Quality Representative	mm/dd/yy
Operation Manager	mm/dd/yy
Maintenance Representative	mm/dd/yy
Customer Representative / Document Manager	mm/dd/yy

Key Plan

NORTH

rev	date	description	by
A	14AUG2025	PRELIMINARY DESIGN	

Mead Johnson NUTRITION

title: GRADING PLAN

project:

location:

C.A.R OR P.O NUMBER

SCALE: DATE:

PROJECT MANAGER: DQL
DESIGNER: DQL
DRAFTER: NEF
VENDOR NAME: VK CIVIL
VENDOR PROJECT NUMBER:
DISCIPLINE:
SYSTEM NAME:
SYSTEM NUMBER:
EQUIPMENT TYPE:
LEGACY NUMBER:
LEGACY DATE:
LEGACY VENDOR:
CAD FILE NAME:
HARD COPY:
DEPARTMENT:

SHEET #:
DRAWING NUMBER 5 7 0
SHEET:

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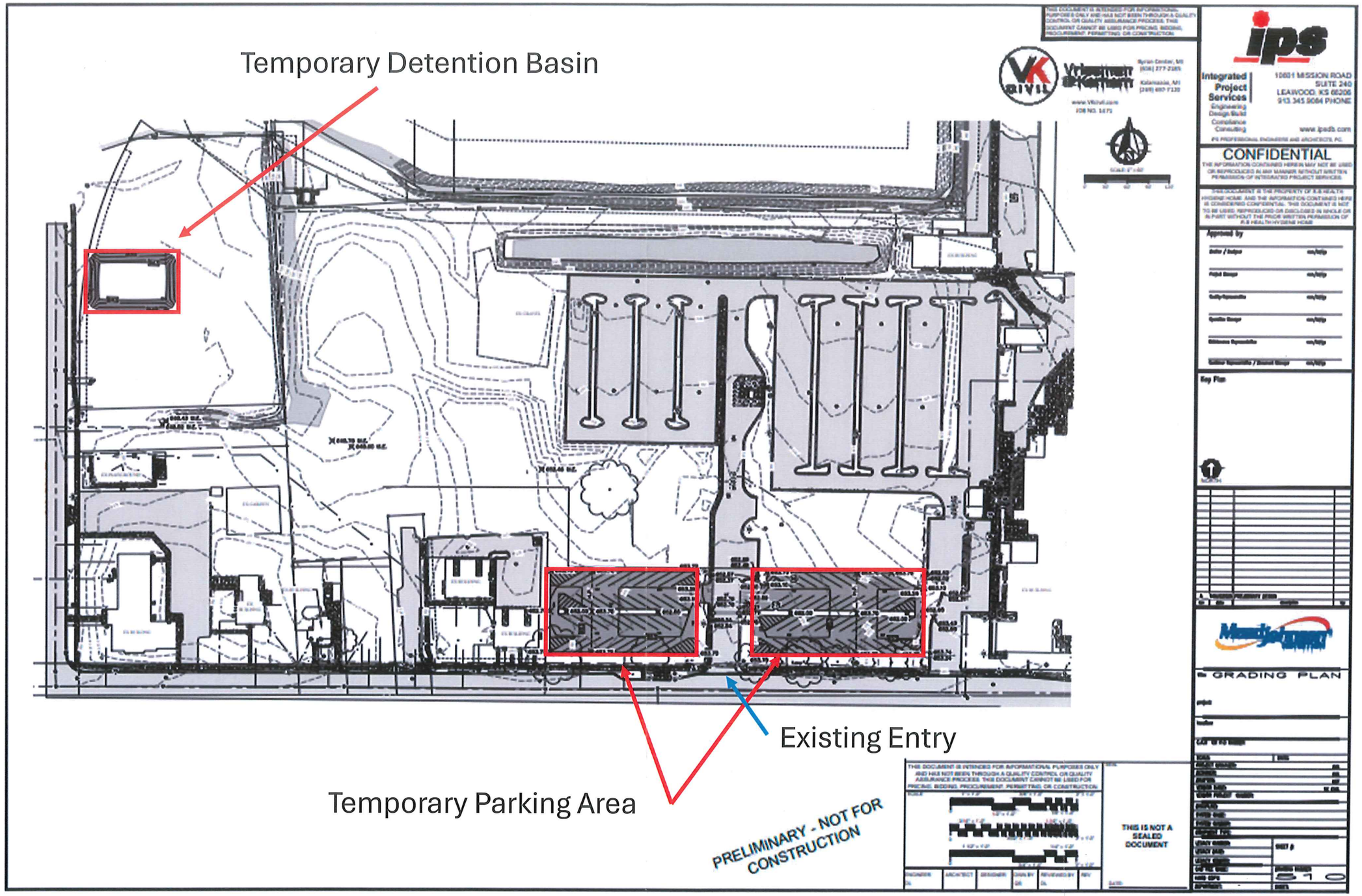
SCALE
1" = 1'-0" 3/8" = 1'-0" 3" = 1'-0" 1/2" = 1'-0" 1/8" = 1'-0"
3/16" = 1'-0" 1/16" = 1'-0" 3/32" = 1'-0" 3" = 1'-0"
1 1/2" = 1'-0" 1/4" = 1'-0" 3/4" = 1'-0" 3" = 1'-0"

ENGINEER	ARCHITECT	DESIGNER	DWN BY	REVIEWED BY	REV
DL			QS	DL	

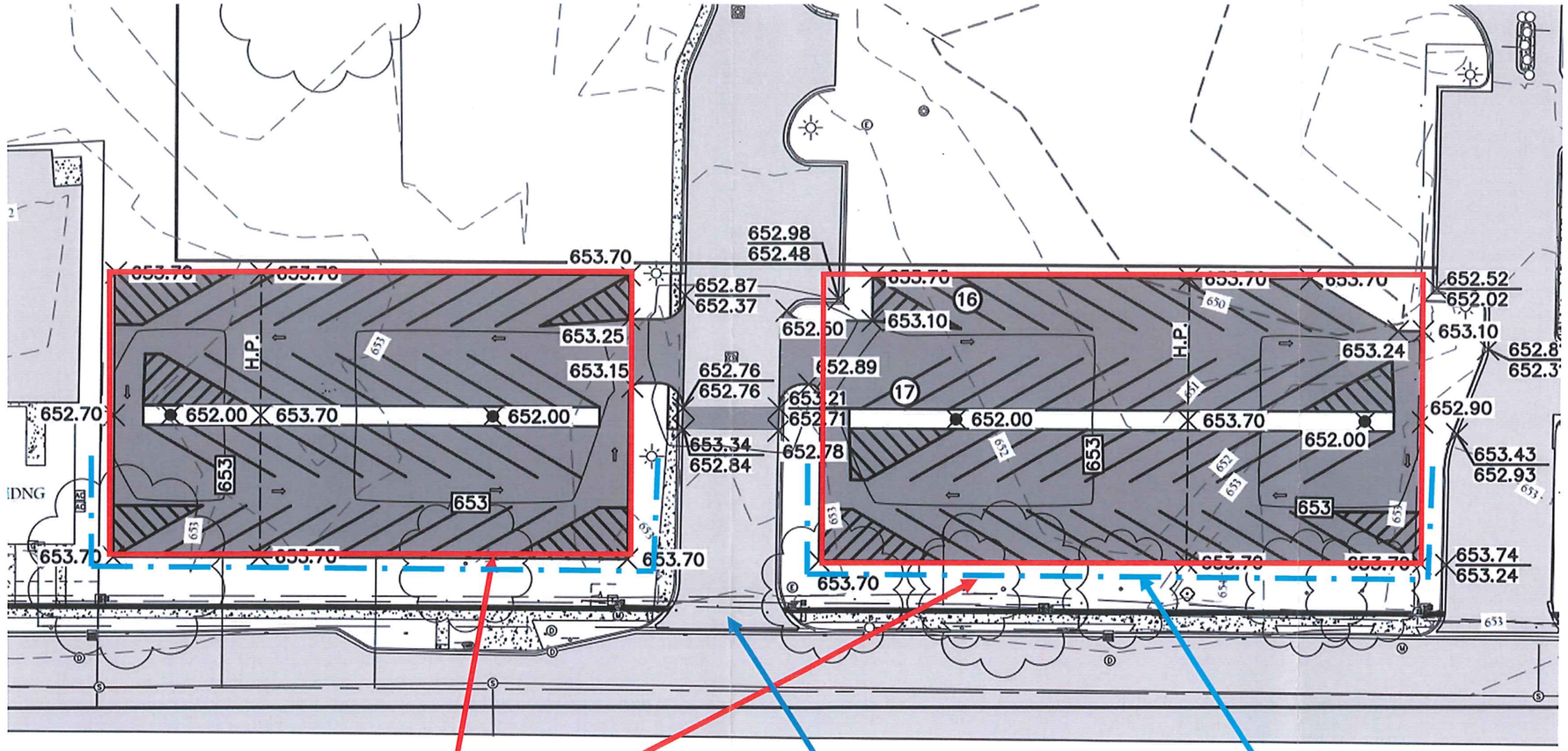
SEAL

THIS IS NOT A SEALED DOCUMENT

DATE:


Temporary Detention Basin
Existing Entry
Temporary Parking Area
PRELIMINARY - NOT FOR CONSTRUCTION
THIS IS NOT A SEALED DOCUMENT
ips
Integrated Project Services
10801 MISSION ROAD
SUITE 240
LEAWOOD, KS 66206
913.345.9084 PHONE
www.ipsfb.com
CONFIDENTIAL
GRADING PLAN

Temporary Detention Basin



Temporary Parking Area

Existing Entry

Privacy Screening

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

MEMORANDUM

DATE: Monday, September 29, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: October 2nd Planning Commission meeting agenda – Temporary Land Use Application – Parking Lot – Mead Johnson and Company – 633, 637, 641,649, 658, 701 & 725 E Main Ave

Background: A Temporary Land Use Application has been filed for Mead Johnson and Company for the parcels located at 633, 637, 641,649, 658, 701 & 725 E Main Ave in the City of Zeeland. These parcels are part of the larger Mead Johnson campus on the east side of the City. All parcels are zoned I-2 – General Industrial District. Mead Johnson has proposed a modernization and expansion of its facility in the City of Zeeland. Earlier in 2025, the City reviewed rezoning requests for parcels recently purchased by Mead Johnson as preliminary steps toward developing a site plan for Planning Commission consideration. The City is currently reviewing a second set of rezoning requests related to the project.

Description of Application: The applicant proposes to construct temporary parking on the Main Ave side of their campus, to provide relocated parking for employees, as they are planning building footprints in existing parking areas as part of future development at the site. The proposed gravel lot would measure 54,000 square feet in area, contain 175 spaces, and be accessed via their existing west drive and curb cut. It would be screened by privacy construction fencing.

City Ordinance Review: Temporary land uses and structures that would not typically be permitted may be approved for up to twelve months under Section 9.170 of Volume II of the Zeeland City Code – Temporary Land Uses and Structures. While parking is an allowable accessory use in the I-2 District, City Ordinance requires permanent parking lots to be paved with a durable, dustless material and to include required landscaping such as trees, beds, and curbing. Such improvements are not proposed for the temporary lot.

Section 9.170(f) of Volume II of the Zeeland City Code provides the criteria temporary land use applications must meet for approval. That criteria is provided below with staff comments:

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.**

   Staff comment: Parking is an allowable accessory use in the I-2 zone district.

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.**

Staff comment: If approved, a Temporary Land Use Permit would be issued and would include any conditions placed upon the approval.

3. **All setbacks, land coverage, off-street parking, lighting and other requirements shall be made at the discretion of the reviewing person or entity.**

   Staff comment: This project requires Planning Commission review. The Commission may impose requirements or conditions as it deems necessary.

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.**

   Staff comment: This is an allowable use in the I-2 district. Notice of the public hearing has been provided to adjacent property owners.

5. **The need for a special use permit must be necessitated by a temporary need or an emergency condition.**

   Staff comment: The applicant will be present at the public hearing to explain the need for this request.

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.**

   Staff comment: Notice of the public hearing has been provided to adjacent property owners.

Notes:

1. Should a permanent parking lot be proposed in this area, it would require site plan approval from the Planning Commission and would be required to be developed in accordance with city standards for parking lots including setbacks, landscaping and screening.

2. Section 8.104 (a)(5) of Volume II of the Zeeland City Code states: *"No nonresidential parking of motor vehicles, trailers or other vehicles shall be permitted on lawns, on dirt, or on any unpaved surfaces except as permitted by the Planning Commission on a temporary basis during such time as a site is being developed."*

   This section has historically been interpreted to mean that when a site plan has been approved and a permit issued, the temporary use of unpaved areas for parking during the construction period is allowable. Construction activities often require displacing vehicles from the work zone to allow for building access, equipment laydown, and room for cranes, concrete trucks, or scaffolding. Paving is often one of the final activities. If a site plan review application and building permit for a larger project are approved, parking in this area may occur during the construction period at the facility.

Next Steps: Following the October 2nd public hearing, the Planning Commission will need to approve or deny the application.

Staff Recommendation: Staff finds that this temporary land use application meets the standards contained in Section 9.170(f) of Volume II of the Zeeland City Code for the following reasons:

- Parking is an allowable use in the I-2 zone district.
- The lot is temporary in nature and will be accessed via existing curb cuts and an internal drive.
- The applicant owns all properties abutting the parcels where the lot is proposed, and the parking lot is to be screened from view from the right-of-way.
- The proposed parking lot is across Main Ave from non-residential uses.

With these factors in mind, staff supports approval of the Temporary Land Use Application from Mead Johnson and Company for a 175-space temporary parking lot at 633, 637, 641,649, 658, 701 & 725 E Main Ave.

I hope this memo provides helpful background for the Commission's consideration. Please feel free to contact me with any questions.