



PLANNING COMMISSION MEETING PACKET CONTENTS

Thursday, April 16, 2026 – 5:45pm

North Activity Room – Howard Miller Community Center

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2. Agenda
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4. Public Hearing Notice – Request to vacate N Division St
5. Staff Memo – Public hearing for February 6, 2026 request to vacate N Division St
6. February 6, 2026 request to vacate N Division St – Mead Johnson & Company, LLC
7. Draft Planning Commission Meeting Minutes – March 5, 2026

NOTICE OF
PLANNING COMMISSION MEETING LOCATION CHANGE

Zeeland City Planning Commission

TO ALL PERSONS INTERESTED IN THE
APRIL 16, 2026
PLANNING COMMISSION MEETING

TAKE NOTICE that the Zeeland City Planning Commission whose chambers are located at City Hall, 21 S Elm Street, Zeeland, Michigan, and whose telephone number is 616-772-0872, has scheduled a meeting to occur on:

Thursday, April 16th, 2026

at

The Howard Miller Community Center

North Activity Room

14 S Church Street, Zeeland, MI 49464

- 5:45pm – Meeting called to order

Tim Maday
Zoning Administrator / Community Development Director

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 616-772-6400.

**CITY OF ZEELAND
PLANNING COMMISSION
AGENDA
APRIL 16, 2026
NORTH ACTIVITY ROOM – HOWARD MILLER COMMUNITY CENTER
14 S CHURCH ST**

5:45PM

- Meeting called to order
- Roll Call
- Excuse absent members
- Additional agenda items

VISITORS/PUBLIC COMMENT:

-

COMMUNICATIONS/REPORTS:

-

PUBLIC HEARINGS:

- February 6, 2026 request to vacate N Division Street – Mead Johnson & Company, LLC

ACTION:

- Planning Commission meeting minutes of March 5, 2026

UNFINISHED BUSINESS:

- Roadside Food Stands

NEW BUSINESS:

-

PUBLIC COMMENT:

-

OTHER:

- Zoning Board of Appeals meeting – April 21, 2026
- Planning Commission special meeting – May 11, 2026
- Consider any other business which may lawfully come before the Planning Commission



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

MEMORANDUM

DATE: Tuesday, April 7, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **April 16th Planning Commission meeting agenda overview and additional Planning Commission information**

This memo is provided to give an overview of the agenda for the upcoming April 16, 2026 Planning Commission meeting, as well as other items that Commissioners may wish to be aware of.

April 16th Planning Commission Meeting – Location and Format

The April 16th meeting will serve as the Planning Commission’s regular April meeting, which was postponed to accommodate spring break. The meeting will be held in the North Activity Room at the Howard Miller Community Center, located at 14 S. Church Street.

Public Hearing – Request to Vacate North Division Street

The April 16 agenda includes a public hearing scheduled for 5:45 p.m. to receive comments on the request to vacate a portion of N. Division Street. This item is discussed in a separate memo included in the meeting packet.

Roadside Food Stands – Status

Staff was not able to assemble a comparative review of how other communities regulate roadside food stands in time for this meeting. That information is expected to be provided in a future meeting packet.

May 7th Regular Meeting – Comprehensive Master Plan Rewrite Kickoff

The Commission’s May 7 regular meeting will include the kickoff of the Comprehensive Master Plan rewrite project. Representatives from Williams & Works will be present to outline the process and format of the project and to answer any questions from the Commission.

May 11th Special Meeting – Site Plan Review (Mead Johnson Facility Modernization Project)

Staff is currently processing a site plan review application for the Mead Johnson facility modernization project at 725 E. Main Avenue. If the application is determined to be complete, a public hearing on the site plan is anticipated to be scheduled for a special Planning Commission meeting on May 11, 2026, to be held at the Howard Miller Community Center.

I hope this memo is helpful in outlining the April 16 meeting agenda and upcoming Planning Commission items. Please do not hesitate to contact me if you have any questions regarding this memo or any other matters.

**NOTICE OF PUBLIC HEARING
CITY OF ZEELAND
PLANNING COMMISSION HEARING**

Take notice that the 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:

Thursday, April 16, 2026

5:45 P.M.

At the following place:

**The North Activity Room of the
Howard Miller Community Center
At 14 S, Church Street
Zeeland, Michigan**

in regard to the following matter:

A request to consider the vacating of Division Street to the North of Main Avenue. The legal description of the proposed vacated area of Division Street is described follows:

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.

A map of the property may be obtained in the Zoning Administrator's Office from 8:30 to 12:00 A.M. and from 1:00 to 5:00 P.M. on any day not a holiday from Monday through Friday. The public or anyone receiving this notice may present their written or oral comments at the said hearing.

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 being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office 772-6400.

Dated: March 13, 2026

*KRISTI DEVERNEY
CITY CLERK*



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

MEMORANDUM

DATE: Friday, April 10, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **April 16th Planning Commission meeting agenda – Request to vacate Division Street north of Main Avenue – Public hearing**

Background: In 2025, Mead Johnson, located at 725 E. Main Avenue, presented concepts to the City of Zeeland regarding manufacturing facility modernizations 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 project. 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 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.

Council Action: On February 16, 2026, City Council acted in accordance with the City's established street vacation procedure and referred the request from Mead Johnson, LLC to the Planning Commission for review and recommendation, consistent with the July 13, 2011 memorandum from the City Attorney outlining the City's process for street vacations.

Planning Commission Action: At its March 5, 2026 regular meeting, the Planning Commission reviewed the request and acted to schedule a public hearing on the proposed street vacation for April 16, 2026.

Procedure Overview: As outlined in the City Attorney's July 13, 2011 memorandum, upon receipt of a written street vacation request, City Council refers the request to the Planning Commission for review and recommendation.

The procedure provides that the Planning Commission may determine whether to require a traffic study prior to making a recommendation. The Commission may also schedule and hold a public hearing before forwarding a recommendation to City Council.

Following Planning Commission review and recommendation, the process includes a required City Council public hearing prior to final action by Council.

Traffic Study Consideration: In their February 6, 2026 request, Mead Johnson indicated 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 its March 5, 2026 meeting, the Planning Commission did not require that a traffic study be prepared in advance of the public hearing.

Staff also requested input from the City's consulting traffic engineer. Based on the current configuration and limited use of the street, the traffic engineer did not identify any concerns with the proposed vacation.

Next Steps / Staff Recommendation: The April 16, 2026 public hearing will provide an opportunity for the Planning Commission to receive public comment on the request.

Following the public hearing, and provided the Planning Commission determines that it has sufficient information, the Commission may consider directing the City Attorney to prepare a resolution recommending approval or denial of the proposed street vacation, including findings to support that recommendation.

Any such resolution would be considered by the Planning Commission at its May 7, 2026 meeting. If approved, the recommendation would be forwarded to City Council for consideration as part of the City's street vacation process, including a required City Council public hearing, in accordance with the July 13, 2011 vacating procedure memo.

Related Project Context: The requested street vacation is associated with a broader facility modernization project proposed by Mead Johnson. Staff is currently processing a site plan review application (submitted April 6, 2026) for that project, which is anticipated to be scheduled for Planning Commission consideration at a special meeting on May 11, 2026.

Staff Recommendation: At this time, staff recommends that the Planning Commission conduct the scheduled public hearing to receive input on the proposed street vacation request. Following the public hearing, and provided the Planning Commission determines that it has sufficient information, the Commission may consider directing the City Attorney to prepare a resolution recommending approval or denial of the proposed street vacation, including findings to support that recommendation.

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

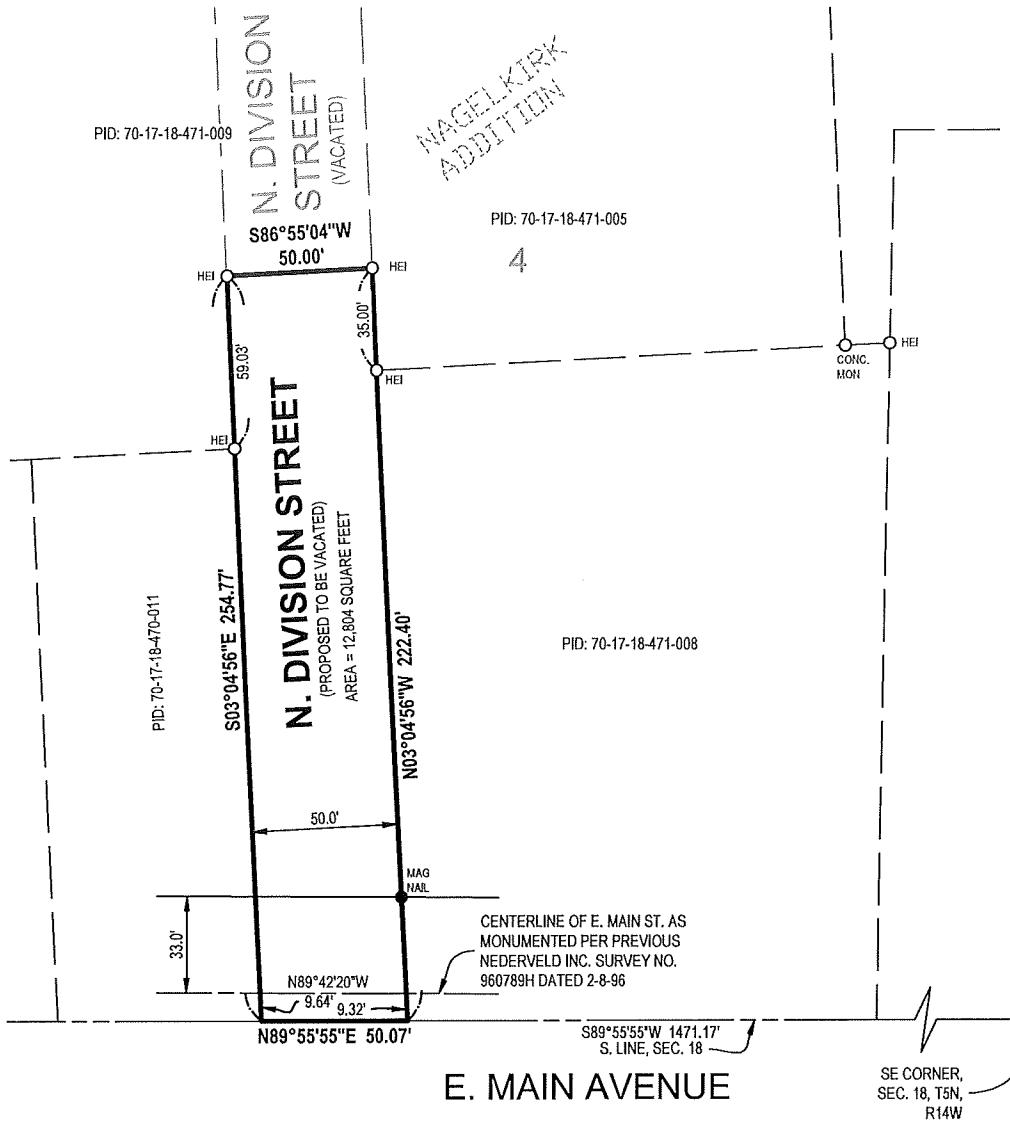
Allan Barron
Sr. Manager Engineering, Vivid Project

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 |

25200662XA.MXD 11/14/2025 14:45

FEB-06-2026

Received



LOCATION MAP

LEGEND

- △ Benchmark
- Point
- Spot

SURVEYOR'S NOTES

1. This survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R12C GNSS receiver. The survey was performed on February 11, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the visibility was good. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R12C GNSS receiver. The survey was performed on February 11, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the visibility was good.
2. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R12C GNSS receiver. The survey was performed on February 11, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the visibility was good.
3. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R12C GNSS receiver. The survey was performed on February 11, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the visibility was good.
4. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R12C GNSS receiver. The survey was performed on February 11, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the visibility was good.
5. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R12C GNSS receiver. The survey was performed on February 11, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the visibility was good.

BENCHMARKS

- BENCHMARK #101: ELEV. = 842.1 (BAND B)
- BENCHMARK #102: ELEV. = 842.1 (BAND B)
- BENCHMARK #103: ELEV. = 842.1 (BAND B)
- BENCHMARK #104: ELEV. = 842.1 (BAND B)
- BENCHMARK #105: ELEV. = 842.1 (BAND B)
- BENCHMARK #106: ELEV. = 842.1 (BAND B)
- BENCHMARK #107: ELEV. = 842.1 (BAND B)
- BENCHMARK #108: ELEV. = 842.1 (BAND B)
- BENCHMARK #109: ELEV. = 842.1 (BAND B)
- BENCHMARK #110: ELEV. = 842.1 (BAND B)
- BENCHMARK #111: ELEV. = 842.1 (BAND B)
- BENCHMARK #112: ELEV. = 842.1 (BAND B)
- BENCHMARK #113: ELEV. = 842.1 (BAND B)
- BENCHMARK #114: ELEV. = 842.1 (BAND B)
- BENCHMARK #115: ELEV. = 842.1 (BAND B)
- BENCHMARK #116: ELEV. = 842.1 (BAND B)
- BENCHMARK #117: ELEV. = 842.1 (BAND B)
- BENCHMARK #118: ELEV. = 842.1 (BAND B)
- BENCHMARK #119: ELEV. = 842.1 (BAND B)
- BENCHMARK #120: ELEV. = 842.1 (BAND B)

DESCRIPTION

This is a plat of land in the City of Zeeland, Michigan, located in the Township of Zeeland, County of Zeeland, State of Michigan. The land is bounded on the north by the intersection of E. Main Ave. and N. Division St., on the east by the intersection of E. Main Ave. and N. Carlnton St., on the south by the intersection of E. Main Ave. and E. Washington Ave., and on the west by the intersection of E. Main Ave. and E. Fairview Road. The land is divided into lots and is to be used for residential purposes. The survey was performed using a Trimble SPP1000 GNSS receiver and a Trimble R12C GNSS receiver. The survey was performed on February 11, 2026, at approximately 10:00 AM. The weather was clear and the sky was blue. The ground was dry and the visibility was good.

STAMP



PROJECT NO: 25200862
SHEET NO: TO.4
SHEET: 1 OF 5

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GRAND RAPIDS
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ANN ARBOR
 1000 Ann Arbor Rd.
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 (734) 769-1100
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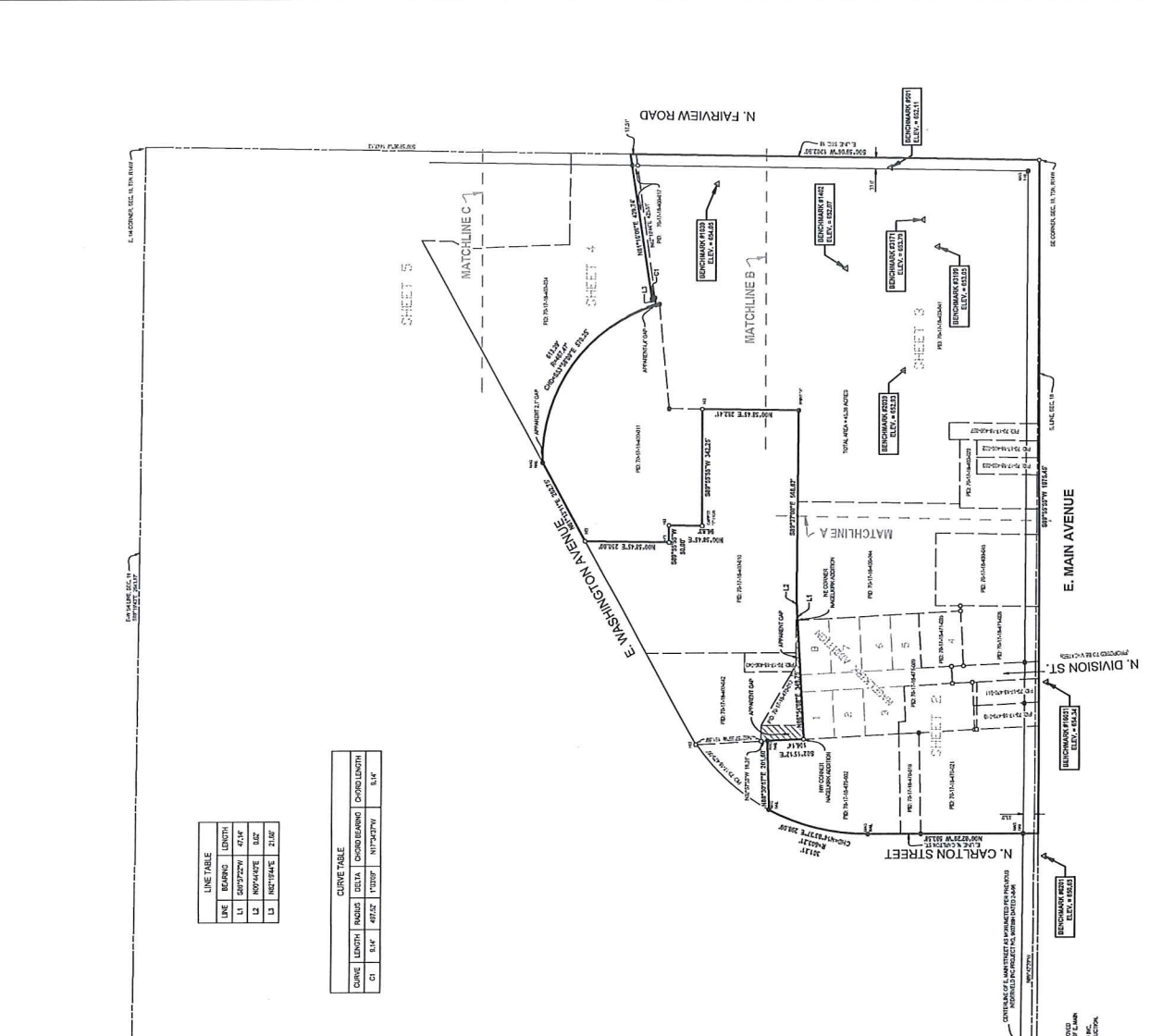
PREPARED FOR:
 Royal Zeeland
 Aeron Hilder

CREATED:
 Date: 02/06/2026
 Drawn: [Name]

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------------|-----------------|
| 1 | 02/06/2026 | INITIAL RELEASE |
| 2 | 02/06/2026 | REVISION |
| 3 | 02/06/2026 | REVISION |
| 4 | 02/06/2026 | REVISION |
| 5 | 02/06/2026 | REVISION |
| 6 | 02/06/2026 | REVISION |
| 7 | 02/06/2026 | REVISION |
| 8 | 02/06/2026 | REVISION |
| 9 | 02/06/2026 | REVISION |
| 10 | 02/06/2026 | REVISION |

Topographic Survey
 E. MAIN AVE.
 PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 N., RANGE 18 W., COUNTY OF ZEELAND, MICHIGAN



TO.4
 SHEET NO:
 PROJECT NO: 25200862
 SHEET: 1 OF 5

JAMES A. DONKERSLOOT
Attorney at Law

132 E. MAIN
P.O. Box 230
ZEELAND, MICHIGAN 49464

TELEPHONE (616) 772-9000
FAX (616) 772-1212
E-MAIL: jadlawoff@aol.com

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

Page 2

- 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



**CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
CITY HALL – 21 SOUTH ELM STREET
MARCH 5TH, 2026
5:45PM**

-5:45PM – Chairman Elhart called the meeting to order and requested a roll call of Planning Commissioners.

Present: Commissioners CJ Otteman, Amanda Cooper, Sheri Holstege, Bob Blanton, Rebecca Perkins, Rick VanDorp, Tim Klunder, and Chairman Bill Elhart.

Absent: Commissioner Daniel Klompmaker

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, and Recording Secretary Kristi DeVerney

- Moved by Perkins, Supported by Holstege to excuse absent members. Motion carried unanimously by voice vote.

Maday requested to add Farm Stands discussion at the end of tonight's meeting.

Maday then reviewed his memo to request to vacate Division Street, north of Main Avenue with the Commissioners.

Request to Vacate Division Street north of Main Avenue

On February 16, 2026, City Council acted in accordance with the City's established street vacation procedure and referred to the request from Mead Johnson, LLC to the Planning Commission for review and recommendation, consistent with the July 13, 2011 memorandum from the City Attorney outlining the City's process for street vacations.

The Planning Commission needs to determine whether to require a traffic study prior to making a recommendation. The Commission may hold a public hearing as they develop a recommendation, but it is also required to hold a City Council public hearing prior to final action by Council.

Mead Johnson representative, Allan Barron, indicated 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 limited use of the street. However, the Planning Commission may require a traffic study if it determines one is necessary, or if information presented during the public hearing suggests additional analysis would be beneficial.

Motion 2026.03

Moved by Perkins to schedule a public hearing at the April regular meeting, April 16, 2026, to hear comments regarding the February 6, 2026, request from Mead Johnson, LLC to vacate a portion of North Division Street.

Supported by Holstege

Roll Call Vote on Motion 2026.03

Ayes: CJ Otteman, Amanda Cooper, Sheri Holstege, Bob Blanton, Rebecca Perkins, Rick VanDorp, Tim Klunder, and Chairman Bill Elhart

Nays: None.

Absent: Daniel Klompmaker.

Motion Passes.

-Motion by Klunder to approve the Planning Commission meeting minutes from the February 5, 2026 meeting. Supported by Cooper. Motion carried unanimously by voice vote.

Downtown Parking Assistance Report 2026

As downtown Zeeland continues to experience growth and reinvestment, ensuring that our parking strategy supports that momentum remains essential. With that in mind, the Shopping Area Redevelopment Board (SARB) and city staff that oversee downtown projects support the *Parking Report and Recommendations* prepared by Rob Bacigalupi, AICP, Principal of Mission North, LLC, dated February 6, 2026.

Following several city-initiated parking changes last year, our team felt it was both responsible and strategic to seek guidance from a professional in the parking industry. We were hopeful that, after studying Zeeland's parking supply, our unique downtown culture, and our previous parking study, a consultant might identify new ideas or uncover something we had missed that would alleviate our perceived parking challenges.

To our own surprise, we did not find any such singular issue or overlooked solution. Instead, this report has clarified our understanding of the realities we face and strengthened our confidence in our team's ability to approach parking with a big-picture perspective. The findings affirm that Zeeland provides a high level of service, while also acknowledging the increasing pressure created by new development, the complexity of coordinating numerous public and shared-use lots, and the long-term sustainability questions associated with funding and management.

Importantly, the report outlines practical and phased recommendations:

- **Quick Actions**, including improved signage and enforcement in municipal lots, targeted supply enhancements for unrestricted parking, and on-street striping to improve efficiency and encourage appropriate use.
- **Midterm Strategies**, such as exploring a residential permit program, assessing long-term management and fiscal capacity, and considering tools to charge for parking, like special assessments or payment-in-lieu-of-parking for new developments.

- **Longer-Term Planning**, including consolidation of parking assets and conducting a parking deck feasibility study to proactively plan for future growth.

From a downtown vitality and economic development standpoint, SARB and staff believe these recommendations align with broader community goals and will continue to strengthen the greater downtown. The report reinforces that thoughtful management, education, enforcement, and strategic investment — rather than a single dramatic change — are the keys to long-term success. If the Planning Commission is comfortable with the direction outlined in this report, the next step would be to return the document to the Parking Working Group for final review and coordination. Following that process, it would be forwarded to City Council for acceptance, marking formal authorization for staff to begin developing a plan for implementation of the recommended actions.

Motion 2026.04

Moved by Cooper to endorse the Downtown Parking Assistance Report 2026.

Supported by Holstege

Roll Call Vote on Motion 2026.04

Ayes: CJ Otteman, Amanda Cooper, Sheri Holstege, Bob Blanton, Rebecca Perkins, Rick VanDorp, Tim Klunder, and Chairman Bill Elhart

Nays: None.

Absent: Dan Klompmaker.

Motion Passes.

Farm Stands

Maday stated farm stands have become more prevalent in 2025. Because the City of Zeeland does not have an ordinance for these stands, staff are requesting clear expectations. The Commission directed Maday to contact other surrounding cities to get their feedback.

6:24 PM – Moved by Perkins, supported by Holstege, to adjourn. Motion carried unanimously by voice vote.

Kristi DeVerney
Recording Secretary